

Town of Davie

Consolidated Annual Performance and Evaluation Report (CAPER) FY 2015/16

October 1, 2015 - September 30, 2016



**Office of Community Development
Community Services Division
4700 SW 64 Avenue, Suite D
Davie, FL 33314
Phone (954) 797-1173
Fax (954) 797-2058
www.davie-fl.gov**

**FY 2015/16 CAPER
TABLE OF CONTENTS**

EXECUTIVE SUMMARY	3
SECTION 1 – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	4
SECTION 2 – CITIZEN PARTICIPATION	6
SECTION 3 – SUMMARY OF ACCOMPLISHMENTS	20
SECTION 4 – HOUSING NEEDS	22
SECTION 5 – FAIR HOUSING	31
SECTION 6 – PUBLIC HOUSING STRATEGIES	34
SECTION 7 – HOMELESS NEEDS	36
SECTION 8 – ANTI-POVERTY STRATEGY	41
SECTION 9 – SECTION 3	48
SECTION 10 – MONITORING STANDARDS AND PROCEDURES	50
SECTION 11 – LEAD-BASED PAINT	51
SECTION 12 – OBSTACLES TO SERVING UNDERSERVED POP.	51
SECTION 13 – SELF EVALUATION	52
EXHIBIT 1 – CAPER ADVERTISEMENT	
EXHIBIT 2 – IDIS REPORTS	
SUMMARY OF ACTIVITIES REPORT PR03	
FINANCIAL SUMMARY REPORT PR26	
GRANTEE SUMMARY ACTIVITY REPORT PR08	
DRAWDOWN REPORT PR05	
SECTION 3 REPORT	

EXECUTIVE SUMMARY

According to Town Charter, the Town of Davie shall be governed by a council/manager form of government, consisting of five (5) members, one of whom shall be the elected at-large Mayor and one of whom shall be the Vice Mayor.

The Town of Davie strives to be the pre-eminent community in South Florida to live, work, learn, and play while treasuring our preserved natural settings. The vision of the Town's Consolidated Plan supports this mission and provides guidance to Davie's commitment to improving and enhancing its local communities and lifestyles of its residents. The Town's Consolidated Plan outlines the Town's objectives and approach to expanding economic opportunities for low- to moderate- income families, improving the local housing stock and availability of affordable options to residents, improving living conditions, and infrastructure improvement to low-income areas.

The Town of Davie is also committed to identifying job training opportunities, job creation, community services, and commercial/residential revitalization by utilizing local partnerships. Empowering communities and strengthening community partnerships with local non-profits and private entities will allow the Town to maximize its efforts in meeting its mission and objective outlined on the Consolidated Plan.

The Town has also extended its commitment to community enhancement beyond CDBG through its Capital Improvement Program, which commits Town funds to infrastructure improvement projects, and the Town of Davie Community Endowment Fund, where local nonprofits that provide services to Davie residents are provided donations.

The mission of the Office of Community Development Community Services Division is to develop and administer programs, activities, and policies that assist in the creation of economically viable and sustainable neighborhoods using a holistic approach of neighborhood revitalization, housing assistance, and community development projects that build or expand infrastructure; upgrade public facilities; upgrade the existing housing stock; expand homeownership opportunities and affordable rental housing; and promote economic development.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning October 1, 2014 and ending September 30, 2015 using Federal funds granted to the Town of Davie by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG). Activities and accomplishments described in this report primarily benefit low-income and moderate-income residents of the Town of Davie neighborhoods with high concentrations of low-income and moderate-income residents, and the Town as a whole.

The Town of Davie is located southwest of Fort Lauderdale in Broward County, midway between Miami and Palm Beach. Settled at the turn of the century, Davie was identified as the "first improved town in the Everglades". Construction of irrigation and drainage canals began in the early 1900's; and, the first permanent settlers arrived from the Panama Canal Zone in 1909. They named the swampy area "Zona", in recognition of their former home. "Zona" was renamed in 1916, in recognition of R. P. Davie's presence in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on 6/22/61 with less than 2,000 residents.

The American Community Survey 5 year estimates lists Davie's population at 95,721 making it the 7th largest populated municipality in Broward County and the 24th largest in the State of Florida. According to the 2010 Census, 23.4% of the population is 18 and under, and 10.6% of the population is 65 and older. According to the 2010-2014 5-Year Estimate American Community Survey the Town's median household income was \$58,924. Davie is still fairly homogeneous i.e. 77.6% of the residents are White, 9.6% are African American, 5.1% are Asian, 5.4% are listed in other categories, and 2.9% are listed as of two or more races.

According to the latest data provided by the American Community Survey (2010-2014), the Town of Davie had approximately 37,427 housing units throughout the Town. Seventy-two percent (72%) of those households were owner-occupied and twenty-eight (28%) were renter-occupied. The average household size was 2.88 persons. The median household income was \$58,924. The median value of owner-occupied homes was \$200,800.

Davie is a "university town" and proudly hosts the South Florida Education Complex which includes: Nova Southeastern University, Florida Atlantic University, Florida International University, Broward College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Broward Public Safety Institute, and

others. The population is well educated; and, 83% are either high school graduates, possess some college, or have a college degree.

A large portion of the land in the Town is still undeveloped and recent annexations opened new horizons for industrial and economic growth. Davie is geographically the largest land size municipality in Broward County, encompassing over 37 square miles.

Davie struggles to preserve its western heritage, while progressing in economic, industrial, and business development. Championship rodeos are still held year-round, and the Sunshine State Pro Rodeo classic, held annually at the Bergeron/Davie Rodeo Arena, attracts over 25,000 fans. The Town is committed to addressing the needs of its residents, and strives to balance growth and quality of life.

SECTION 1 - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The goals of the CDBG program are to:

- Develop viable urban communities by providing decent housing and a suitable living environment;
- Expand economic opportunities for low and moderate income individuals and families; and
- Strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for-profit organizations, in the production of affordable housing sufficient to meet the needs of the community.

As a prerequisite for receiving these grant funds, the Town adopted its first Consolidated Plan for Federal Funds in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. The second 5-year Consolidated Plan was adopted in July of 2002 for the period covering October 1, 2002 through September 30, 2007. On July 26, 2006, the Town Council adopted the Consolidated Plan for 2007-2012. This Plan shaped the various federally funded programs into a 5-year neighborhood and community development strategy. On August 1, 2012 the Town Council adopted the Consolidated Plan for 2012-2017. The Consolidated Plan serves as a planning document for the Town, which builds on a participatory process from the grassroots level; an application for the federal funds; a strategy to be followed in carrying out HUD programs; and an annual plan that provides a basis for assessing and monitoring program performance. On August 5, 2015 The Town's Consolidated Plan for 2015-2019 was adopted by the Town Council. The Consolidated Plan for 2015-2019 sets forth long-range goals and objectives to address identified needs, over the five-year period covered by the Plan. The Town will pursue the following long-range goals and objectives:

- To rehabilitate, construct and/or expand public facilities and infrastructure e.g. street improvements (improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.), the installation or replacement of water lines, and the renovation of existing public community facilities.
- To upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs, or "harden" the structures to protect them from hurricanes.
- To expand affordable rental housing and homeownership opportunities for Davie residents, especially housing for low and very low-income families and individuals, and Davie's workforce.
- To enhance and/or increase park and recreation opportunities and to expand programs that serve at-risk youth e.g. the renovation of existing parks (e.g. improved lighting, landscaping, equipment), construction of new parks or recreation facilities, the provision of services, or acquisition for new facilities.
- To provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the new or existing sewer systems e.g. connections to the sewer laterals.
- To promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial revitalization, or facade renovation programs.

- To minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- To assist mobile home residents who are being permanently and involuntarily displaced due to the redevelopment of mobile home parks.
- To upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low/moderate income persons and individuals with special needs.
- To undertake Fair Housing outreach and education campaigns to ensure that Davie residents have the widest range of housing choices.
- To remove architectural barriers and impediments to the elderly and to the physically, mentally, or developmentally disabled.
- To promote the county-wide strategies and efforts aimed at addressing homelessness, and provide homeless prevention and emergency assistance programs and services.
- To provide social services related to healthcare, mental healthcare, housing, food, transportation, emergency assistance, etc.
- To expand affordable child day care and after-school opportunities for at-risk youth.
- To remove slums, blight & blighting conditions i.e., clearance, demolition, and code enforcement.
- To encourage the retention of significant historic structures and historic preservation efforts.
- To improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants.

Each year, within the five-year period covered by the Consolidated Plan, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each year.

Process to Develop the FY 2014/15 Action Plan:

The Town's Consolidated Plan was the result of an exhaustive data analysis and an extensive citizen participation process, and represents collaboration between the Town, local social service providers, faith-based not-for-profits, housing providers, and other residents in Davie. The Action Plan for FY 2014/15 was developed in accordance with the Town's Citizen Participation Plan which sets forth the Town's policies and procedures for citizen participation.

The Town strives to ensure citizen involvement, in an advisory role, in the planning, implementation, and assessment of the programs covered by the Consolidated Plan and each Action Plan. In developing the Consolidated Plan, the Town encouraged the participation of all of its residents, especially from those in designated CDBG Target Areas where funds are proposed to be expended.

Prior to the adoption of the Consolidated Plan and each annual Action Plan, Davie residents are provided with timely access to local meetings, public hearings, grant documents, and copies of the Plan, in accordance with the federal regulations at 24 CFR Part 570. The Town ensures that hearing, sight, and mobility impaired persons have full and timely access to meetings and grant related documents.

The following citizen participation process was utilized to develop the CDBG Action Plan for FY 2014/15 and Consolidated Plan for FY 2015-2019:

- Pre-Development Public Hearings were held on: April 14th, 2015 in the Eastern Target Area of Davie, on April 16th, 2015 in the Driftwood Target Area in Southern Davie, and on April 22nd, 2015 in the Orange Park Target Area in Western Davie. An additional public hearing was advertised in the Eastern Target Area on April 30th, 2014.
- A summary of the Action Plan for FY 2014/15 was published in the Sun Sentinel on June 8th, 2014 describing its contents, purpose, activities to be undertaken, and the proposed use of funds and was made available for a 30-day public comment period
- The Action Plan for FY 2014/15 was made available for a 30-day public comment period commencing June 9th, 2014 and ending on July 8, 2014 at the Office of Community Development at 4700 SW 64th Avenue, Suite D, Davie, FL 33314.
- No letters or comments were received in response to the 30-day public comment period.
- Prior to adopting the Action Plan, a Public Hearing was held by the Davie Town Council on July 30th, 2014 in the Town Council Chambers.
- The Consolidated Plan for FY 2015-2019 was made available for a 30-day public comment period commencing June 21, 2015 and ending on July 21, 2015.
- The CAPER for FY 2014/15 was made available for a 15-day public comment period commencing on November 22, 2015 and ending on December 6, 2015.
- Public comments were received during the 15-day comment period regarding Census Data in Davie and a response was provided.

The Town's Office of Community Development Community Services Division is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plan activities. This Department successfully uses the Federal Funds from HUD, to leverage other funds, both public and private, to expand and enhance the level of services to Davie's lower-income and minority residents.

SECTION 2 - CITIZEN PARTICIPATION

The Town of Davie has adopted the following procedures to ensure adherence to Regulations at § 91.105 of the Citizen Participation Plan. There are no changes or updates to the Town's Citizen Participation Process. Upon approval of the Annual CDBG Action Plan, meetings are held in the Town's three (3) CDBG Target Areas. Meetings were held on April 14th, 16th, and 22nd, 2014. The designated CDBG Target Areas were adopted by the Town Council for redevelopment and revitalization based on Census Tracts that contain the highest concentrations of persons whose incomes are 80% < of the median income and who would qualify for assistance under the CDBG Program. Attendees are encouraged to participate in the planning process and updates are regularly provided as to the progress of programs.

Accommodations are made for citizens requiring special assistance. Town of Davie Meeting flyers, notices and agendas contain the following notice:

Any person requiring auxiliary aids and services at this meeting may call the Town Clerk's Office at 797-1023 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) or 1-800-995-8771 (TDD).

Community Recommendations

Eastside Target Area

April 14th, 2015

- Continue lighting on 58th Ave. and North 38th Street
- Walking area – distance marker
- Swales and the landscaping after sewer connection
- Additional gazebos East on Orange Drive – 61st Ave & Turnpike
- Partition at the end of the street
- More night life to the East Side of Davie
- Court, dumping and unloading issues where the trash will overflow.
- Side of Silver Lake there needs to be wreckage control and zoning put into place
- Speed bump needs to be installed in front of Eastside Hall

Driftwood Target Area

April 16th, 2015

- Paint wall
- Need a “No outlet” sign installed
- Need a “caution children playing” sign installed
- Private road entrance
- New sign installation for Harmony Village

Orange Park Target Area

April 22nd, 2015

- Roundabout on 130th & 8th Street
- At this time another citizen 2nd that notion
- All citizens claim would like to see previous requests entertained
- The ugly canal in area needs to be cleaned up
- Better safety for pedestrians and bikers on 7th and 8th streets, recommends that possibly they could each be a one way street
- Another citizen claims he is against one way streets, thinks it is a bad idea.
- Would like more emails about meetings and topics

Families and Persons Benefiting (Served) During FY 2014/15:

The National Objective of the CDBG Program is to “principally benefit low and moderate income persons by providing decent housing and a suitable living environment, and expanding economic opportunities”. The term “low/moderate income” applies to those individuals and households who earn up to eighty (80%) percent of the median income for the area, as adjusted by family size. These income levels are published annually by HUD, and are adjusted for each CDBG program year.

Broward County's Median Income is \$63,300 (Effective March, 2015)

Household Size	Extremely Low (30%)	Very Low (50%)	Low (80%)
1 person	\$14,550	\$24,200	\$38,750
2 person	\$16,600	\$27,650	\$44,250
3 person	\$20,090	\$31,100	\$49,800
4 person	\$24,250	\$34,550	\$55,300
5 person	\$28,410	\$37,350	\$59,750
6 person	\$32,570	\$40,100	\$64,150

7 person	\$36,730	\$42,850	\$68,600
8 person	\$40,890	\$45,650	\$73,000

All of the 2014/15 funds were allocated for neighborhood projects serving the three (3) Target Area's i.e., were "area-benefit activities", with the exception of public services.

ESGP & HOME: Davie does not yet qualify for ESGP funds. The Town, along with eleven (11) other municipalities, formed a Consortium to receive HOME Funds. Pursuant to the Consortium Agreement, Broward County administers the Program on the Town's behalf. An RFP was published for both HOME and SHIP funds to select a developer to construct new single-family affordable townhomes in the Driftwood CDBG Target Area, south of Stirling Road, east of University Drive, and north and west of the Davie Road Extension. This project was moving forward and obtained site plan approval. However, Hurricane Wilma caused construction costs to increase significantly, and this project was subsequently withdrawn by the developer. In lieu of this, the Town reallocated its HOME Funds into a Town-wide Purchase Assistance Program which provides up to \$50,000 in down-payment assistance to Davie renters or mobile home owners, to become first-time homebuyers. The Town agreed to "pool" its 15% CHDO set-aside with the other Consortium members to retain a CHDO to carry-out projects which will benefit all Consortium member communities. The Town also set aside funding through a Community Housing Development Organization (CHDO), TAYAN Alliances Inc. (TAYAN) where units will be acquired, rehabilitated, and made available for rental to families whose income is at or below 60% of the area median income.

In FY 2014/2015, a total of \$361,989.00 was used for the Broward County HOME/CDBG Purchase Assistance Funding. The residents that were assisted were described as follows: 75% White, 25% African American and 62.50% Hispanic, and 0% Elderly.

Source: Broward County, 2014 Program Year HOME Accomplishment Data

Davie CDBG Target Areas - Census Tract and Block Group Low/Mod Data:

An analysis was done in order to identify those Census Tracts and Block Groups in Davie that contain the highest concentrations of persons whose incomes are 80%< of the median income, and who would qualify for assistance under the CDBG Program.

Based on this information, coupled with other indicators such as sub-standard housing, lack of infrastructure, lacking social services etc., the Town Council adopted three (3) geographic areas as "CDBG Target Areas" for redevelopment and revitalization as follows:

Western Target Area a/k/a Orange Park: The Western Target Area is located north of SW 14th Street between 130-136th Avenues, in Census Tract 703.05, which encompasses the Orange Park Trailer Park, Flamingo Elementary School, and Western High School.

Census Tract	703.05
Total Population	8,338
Total Minority Population	5,807
Low-Moderate Income Population	47.5%
Unemployment Rate	7%
Median Household Income	\$52,779
Female Head of Households	24.3%
Housing units w/1.01+ Per. per Room	4.0%
Housing Units w/ No Heating Fuel	2.6%

Southern Target Area a/k/a Driftwood: The Southern Target Area is located in CT 705.02; and, is situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

Census Tract	705.02
Total Population	7,177
Total Minority Population	6,739
Low/Moderate Income Population	64.6%
Unemployment Rate	11.0%
Median Household Income	\$37,649

Female Head of Households	57.8%
Housing units w/1.01 + Per. per Room	7.0%
Housing Units w/ No Heating Fuel	1.6%

Eastern Target Area a/k/a Eastside-Potter Park: The Eastern Target Area is bounded to the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, formerly bounded to the west by Davie Road, and to the East by the Florida Turnpike. The areas southern boundary was amended by the Town Council in 2007 to coincide with the Community Redevelopment Area, and to encompass the Town's new Neighborhood Service Center at 4700 SW 64 Avenue.

Census Tract	701.01
Total Population	7,980
Total Minority Population	5,078
Low/Moderate Income Population	70.5%
Unemployment Rate	12.0%
Median Household Income	\$33,370
Female Head of Households	34.8%
Housing units w/1.01 + Per. per Room	2.7%
Housing Units w/ No Heating Fuel	4.1%

Source: U.S. Census Bureau – 2013 American Community Survey 5-Year Estimates

Areas of Minority Concentration:

The Town does not formally define an “area of minority concentration”; however, for the purpose of preparing the Town's original Consolidated Plan, Block Groups containing 20% or more racial/ethnic minority households (Black, Hispanic, Asian) were used. According to the 2010 Census, minority households in Davie are now distributed as follows: 8.0% Black, 29.1% Hispanic, 4.6% Asian, and 5.6% Other.

Minority Beneficiaries Narrative

For purposes of this study, **minority concentration** is defined as a census tract with more than 50% minority population.

Population by Race (2010)

Population by Ethnicity (2010)

Census Tract	Minority %	Hispanic %	Non-Hispanic %
Tract 701.01	30.4%	37.6%	62.3%
Tract 701.02	10.7%	18.8%	81.1%
Tract 702.04	28.0%	26.7%	73.3%
Tract 702.05	15.9%	25.8%	74.2%
Tract 702.07	12.2%	23.3%	76.7%
Tract 702.08	17.0%	19.6%	80.4%
Tract 702.09	9.0%	15.4%	84.6%
Tract 702.10	14.0%	24.8%	75.2%
Tract 702.11	19.2%	20.5%	79.5%
Tract 703.04	16.6%	30.4%	69.6%
Tract 703.05	15.5%	40.3%	59.7%
Tract 703.06	17.8%	27.9%	72.1%
Tract 703.10	15.4%	47.0%	52.9%
Tract 703.11	16.1%	38.8%	61.2%

Tract 703.12	13.8%	35.9%	64.0%
Tract 703.13	15.9%	43.1%	56.9%
Tract 703.14	21.1%	36.5%	63.4%
Tract 703.15	18.0%	30.8%	69.1%
Tract 703.16	15.8%	28.3%	71.6%
Tract 703.17	15.8%	54.5%	45.4%
Tract 703.18	8.2%	31.6%	68.3%
Tract 703.19	12.6%	39.0%	60.9%
Tract 703.20	13.2%	41.9%	58.0%
Tract 703.21	13.0%	46.9%	53.1%
Tract 703.22	15.5%	63.0%	36.9%
Tract 704.01	15.0%	25.9%	74.1%
Tract 704.02	12.7%	20.3%	79.7%
Tract 704.03	16.6%	27.2%	72.8%
Tract 704.04	9.4%	17.7%	82.3%
Tract 704.05	16.9%	22.5%	77.5%
Tract 705.01	14.6%	18.5%	81.4%
Tract 705.02	39.4%	48.1%	51.8%
Tract 706.01	25%	36.0%	63.9%
Tract 706.02	17.8%	25.1%	74.9%
Town of Davie	19.9%	29.1%	70.8%

Source: U.S. Census Bureau - 2010 Census Interactive Population Search

In FY 2014/2015 a total \$187,711 of the Town's CDBG funds were used to fund projects that directly served income-eligible clients and/or low-moderate income areas.

At Risk Populations:

According to the 2014 American Community Survey 1-Year Estimates, Davie has a fairly large number of households that are considered "at-risk", as follows:

- 44.7% of Davie households earned less than \$49,999 (80% of median income)
- 31.9% of Davie households earned less than \$34,999 (50% of median income)
- 17.5% of Davie households earned less than \$19,999 (30% median income)
- 7.3% of Davie households earn less than \$10,000 (poverty level)

The rule-of-thumb is that a household should not pay more for rent/utilities or mortgage PITI, than 30% of their adjusted household income, or they are considered "cost-burdened". According to the 2014 American Community 1-Year Estimates:

- 45% of all Davie renters pay more than 30% of their adjusted household income; and,
- 30% of Davie home-owners pay more than 30% of their adjusted household income in mortgage/PITI.

This represents a significant portion of Davie's Households that are in the economic "at-risk" category. The loss of a job, a death in the family, or any unexpected financial event, could cause them to become homeless. The average American family lives three (3) paychecks from being homeless (i.e. they would deplete their savings in that period of time).

Davie's Not-For-Profit Partners Continue to See Increase in Demand for Services:

The Office of Community Development works closely with its not-for-profit partners, the Hope Outreach Center, the E.A.S.E. Foundation, and the Family Success Center (FSC) who provide emergency financial assistance to prevent homelessness. These agencies have seen a significant increase in the demand for their services, especially following Hurricane Wilma.

Also, many families are facing undue economic hardships which put them at-risk of becoming homeless, as they struggle to make ends meet. The eviction and foreclosure rates continue to climb along with taxes and insurance costs; and, without the case-management and the financial assistance provided by these three (3) agencies, many Davie families and individuals would lose their homes. Sadly, the demand for their services far outweighs the funding available to them; so, they cannot address all of the needs of Davie's fixed-income and at-risk populations.

The Town officially opened its new Neighborhood Service Center in December 2009 and provides rent free space to Hope Outreach, Crisis Housing Solutions, E.A.S.E. Foundation and Broward County's Human Services to provide services to Davie residents.

Funding Priorities and Community Needs:

In order to determine the existing needs and gaps in service-delivery within the Town of Davie, one-on-one interviews were held with local social service providers, housing providers, many of the Town's Administrative staff and elected officials, and other interested residents in the Town of Davie. Using this process, both statistical (client service levels) and anecdotal information regarding the needs of specific population groups, was gathered and analyzed.

The following groups or individuals provided information regarding the number and type of Davie clients served, as well as the gaps in service levels:

- Hope Outreach Center, Inc.
- Emergency Assistance Service Efforts (E.A.S.E.)
- Broward County Human Services - Family Success Center (FSC) Program
- Crisis Housing Solutions -HUD Approved Counseling Agency
- Broward County Housing Authority (BCHA)
- Town of Davie, Community Redevelopment Agency (CRA)

In FY 2014/15, several meetings were held with the Community Redevelopment Agency (CRA) Staff, to obtain input and recommendations regarding the proposed use of CDBG funds in the designated Redevelopment Area, which generally coincides with the area designated as the Eastern CDBG Target Area. The Office of Community Development and the CRA have been recently combined under one department in conjunction with the Community Services Division.

Additionally, as a part of the Town's citizen participation process, pre-development public hearings were held in each of the three (3) CDBG Target Areas, and one pre-development hearing was held at a centralized location in the Eastside Community Hall.

Disabled Beneficiaries Narrative

In FY 2014/15 the Town of Davie administered a Barrier Free Program to provide accessibility to handicap homeowners. All of our programs are designed to provide direct or area benefits to all low/moderate income and CDBG Target Area residents, which includes the disabled. According to Census data the Town's three (3) CDBG Target Areas have a total of 4,646 disabled individuals.

CDBG Budget for FY 2014/15 - \$554,751

#2014-1 Target Area Code Enforcement - \$28,683.65 – Enhanced code enforcement within the Town's CDBG Target Areas to remove slum and blight and help create a suitable living environment for its residents. (Public Service)

#2014-2 CDBG Eastern Target Areas Community Bus System \$50,029 – Provision of transportation for lower-income Davie residents in two of the Town's CDBG Target Areas. (Public Service)

#2014-3 Homeless to Homebuyer (H2H) Program – Housing Counseling \$4,500 – Provision of one-on-one case management/housing counseling to prepare income-eligible Davie residents for homeownership. Services to be provided by a HUD approved housing counseling agency. (Public Service)

#2014-4 CDBG Target Area Improvement Program \$360,588.15: as follows; Capital, street, and park improvements in the CDBG Target Areas. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage., Water/Sewer Impact fees and connection to sewer lateral lines for income-eligible residents in the Town's Eastern Target Area, (Capital Improvements and Street Improvements)

#2014-5 Fair Housing, Citizen Participation & Support Services \$110,950.20 – To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environmental Review Records/Assessments, etc. (Planning, Administration, Fair Housing, Citizen Participation & Support Services).

FY 2014/15 Expenses:

The Town's CDBG Grant is on a Letter-of-Credit drawdown basis, and the Town "fronts" the money for all CDBG expenditures through the Town's General Fund. The Office of Community Development then reimburses the Town through the HUD Integrated Disbursement and Information System (IDIS). These draws are done as needed, depending on the amount of funds due to be reimbursed.

The following IDIS Vouchers were drawn-down in FY 2014/15 i.e. between 10/01/14 and 9/30/15:

Date	Grant Year	Draw#	Amount
April 17, 2015	2010 (Year 14)	10-30	\$2,295.00
April 17, 2015	2012 (Year 16)	12-10	\$41,575.00
April 17, 2015	2013 (Year 17)	13-05	\$124,801.04
July 13, 2015	2014 (Year 18)	14-01	\$87,006.19

Total Spent during FY 2014/15	\$255,677.23
--------------------------------------	---------------------

Date	Grant Year	Draw#	Amount
October 15, 2015	2010 (Year 14)	10-31	\$344.29
November 24, 2015	2010 (Year 14)	10-32	\$1,300.15
October 15, 2015	2013 (Year 17)	13-06	\$5,741.96
November 24, 2015	2013 (Year 17)	13-07	\$2,782.13
October 12, 2015	2014 (Year 18)	14-02	\$66,836.52
November 24, 2015	2014 (Year 18)	14-03	\$6,549.30
Total drawn after 9/30/15 for prior year, FY 2014/15 expenses			\$83,554.35

Grand Total FY 2014/15	\$339,231.58
-------------------------------	---------------------

Draw downs

FY 2014/15 CDBG

Administrative Expenses
subject to HUD's 20% Cap:

Date	Grant Year	Draw#	Amount
July 13, 2015	2014 (Year 18)	14-01	\$66,665.38
October 12, 2015	2014 (Year 18)	14-02	\$37,132.74
November 24, 2015	2014 (Year 18)	14-03	\$2,064.89
Total			\$105,863.01

The \$105,863.01 outlined above represents 19.08% of the CDBG Entitlement Allocation for FY 2014/15 at \$554,751; therefore, the Town complied with the 20% Administrative Cap.

CDBG Projects & Activities in IDIS System (As Amended):

Over the years, amendments to the Consolidated Plan were made in order to reallocate funds from projects/activities that came in under budget and/or were not needed, to other more urgently needed community improvements and activities. Amendments which constituted a "substantial change were duly noticed in the Sun Sentinel and a 30-day public comment period followed. The HUD Office in Miami was subsequently notified of these changes, and the local budgets were adjusted accordingly. "Non-Substantial" amendments to reallocate funds were duly documented. A cumulative summary of the CDBG budgets, as amended, follows:

B-97 Grant \$460,958 (Originally \$513,000)

Date	Year/Grant	Draw#	Amount \$
December 30, 1998	1997 (Year1)	97-1	\$100,395.46
June 25, 1999	1997 (Year1)	97-2	\$55,705.00
October 12, 1999	1997 (Year1)	97-3	\$165,700.59
November 8, 1999	1997 (Year1)	97-4	\$125,174.41
May 2, 2000	1997 (Year1)	97-5	\$6,483.00
December 1, 2000	1997 (Year1)	97-6	\$7,500.00
			<hr/>
			\$460,958.46

\$460,958.46	Revised Allocation B-97 Grant Allocation as of 7/18/01
	Minus
\$460,958.46	Expenditures
\$0.00	100.00% Expended

B-98 Grant \$394,073 (Originally \$498,000)

Date	Year/Grant	Draw#	Amount \$
June 25, 1998	1998 (Year 2)	98-1	\$42,569.48
October 12, 1999	1998 (Year 2)	98-2	\$36,313.79
November 8, 1999	1998 (Year 2)	98-3	\$24,107.97
December 6, 1999	1998 (Year 2)	98-4	\$559.77
February 17, 2000	1998 (Year 2)	98-5	\$186,150.52
March 24, 2000	1998 (Year 2)	98-6	\$103,472.00

May 2, 2000	1998 (Year 2)	98-7	<u>\$899.08</u>
			\$394,072.61

\$394,072.61	Revised Allocation B-98 Grant Allocation as of 7/18/01
<u>\$394,072.61</u>	Minus Expenditures
\$0.00	100.00% Expended

B-99 Grant \$496,348 (Originally \$501,000)

Date	Year/Grant	Draw#	Amount \$
April 7, 2000	1999 (Year 3)	99-1	\$82,536.51
May 2, 2000	1999 (Year 3)	99-2	\$18,485.58
October 27, 2000	1999 (Year 3)	99-3	\$246,084.24
December 5, 2000	1999 (Year 3)	99-4	\$740.89
December 13, 2000	1999 (Year 3)	99-5	\$19,012.50
January 4, 2001	1999 (Year 3)	99-6	\$17,667.20
January 8, 2001	1999 (Year 3)	99-7	\$626.51
December 28, 2001	1999 (Year 3)	99-XX	\$29,414.04
March 19, 2002	1999 (Year 3)	99-8	\$50,053.00
May 9, 2002	1999 (Year 3)	99-9	\$20,670.40
August 20, 2002	1999 (Year 3)	99-10	<u>\$11,057.00</u>
			\$496,347.87

\$496,347.87	Revised Allocation B-99 Grant Allocation as of 10/2/02
<u>\$496,347.87</u>	Minus Expenditures
\$0.00	100.00% Expended

B-00 Grant \$618,161 (Originally \$507,000)

Date	Fiscal Year/Grant	Draw#	Amount \$
April 9, 2001	2000 (Year 4)	00-1	\$46,327.44
December 28, 2001	2000 (Year 4)	00-2	\$53,575.56 (See 99-XX)
March 19, 2002	2000 (Year 4)	00-3	\$500.00
May 9, 2002	2000 (Year 4)	00-4	\$125,000.00
August 20, 2002	2000 (Year 4)	00-5	\$237,348.35
August 22, 2002	2000 (Year 4)	00-6	\$20,995.00
October 31, 2002	2000 (Year 4)	00-7	\$8,126.69
June 27, 2003	2000 (Year 4)	00-8	\$57,597.95
July 30, 2003	2000 (Year 4)	00-9	\$15,900.79
November 19, 2003	2000 (Year 4)	00-10	\$14,489.51
June 22, 2004	2000 (Year 4)	00-11	\$32,900.00
June 22, 2004	2000 (Year 4)	00-12	<u>\$5,399.75</u>
			\$618,161.04

\$618,161.04	Revised Allocation B-00 Grant Allocation as of 7/18/01
<u>\$618,161.04</u>	Minus Expenditures

\$0.00 100.00% Expended

B-01 Grant

Allocation \$583,000

Date	Fiscal Year/Grant	Draw#	Amount \$
March 19, 2002	2001 (Year 5)	01-1	\$59,342.00
May 9, 2002	2001 (Year 5)	01-2	\$25,217.53
August 20, 2002	2001 (Year 5)	01-3	\$19,098.79
August 22, 2002	2001 (Year 5)	01-4	\$16,827.00
August 22, 2002	2001 (Year 5)	01-5	\$27,667.72
October 31, 2002	2001 (Year 5)	01-6	\$27,267.96
February 28, 2003	2001 (Year 5)	01-7	\$10,276.03
June 27, 2003	2001 (Year 5)	01-8	\$56,472.00
July 30, 2003	2001 (Year 5)	01-9	\$16,823.50
November 13, 2003	2001 (Year 5)	01-10	\$179,991.46
June 22, 2004	2001 (Year 5)	01-11	\$144,015.54
			<u>\$582,999.53</u>

\$582,999.53	Grant Allocation	
	Minus	
<u>\$582,999.53</u>	Expenditures	
\$0.00	100.00%	Expended

B-02 Grant

Allocation \$625,999 (Originally \$584,000)

Date	Fiscal Year/Grant	Draw#	Amount \$
February 28, 2002	2002 (Year 6)	02-1	\$51,672.47
June 27, 2003	2002 (Year 6)	02-2	\$69,159.68
July 30, 2003	2002 (Year 6)	02-3	\$15,003.48
November 13, 2003	2002 (Year 6)	02-4	\$122,792.70
November 19, 2003	2002 (Year 6)	02-5	\$7,157.29
June 22, 2004	2002 (Year 6)	02-6	\$83,225.82
June 22, 2004	2002 (Year 6)	02-7	\$223,010.14
November 23, 2004	2002 (Year 6)	02-8	\$20,827.35
September 22, 2005	2002 (Year 6)	02-9	\$2,300.00
May 25, 2006	2002 (Year 6)	02-10	\$30,850.00
			<u>\$625,998.93</u>

\$625,998.93	Grant Allocation	
	Minus	
<u>\$625,998.93</u>	Expenditures	
\$0.00	100.00%	Expended

B-03 Grant

Allocation \$755,547 (Originally \$776,000)

Date	Fiscal Year/Grant	Draw#	Amount \$
June 22, 2004	2003 (Year 7)	03-01	\$88,085.88
June 22, 2004	2003 (Year 7)	03-02	\$7,584.33

June 25, 2004	2003 (Year 7)	03-03	\$23,475.74	
June 30, 2004	2003 (Year 7)	03-04	\$140,817.27	
November 23, 2004	2003 (Year 7)	03-05	\$14,382.73	Note .6 Credit Applied
November 23, 2004	2003 (Year 7)	03-06	\$176,739.14	
July 11, 2005	2003 (Year 7)	03-07	\$19,196.43	
September 22, 2005	2003 (Year 7)	03-08	\$17,969.73	
October 12, 2005	2003 (Year 7)	03-09	\$540.54	
May 25, 2006	2003 (Year 7)	03-10	\$2,576.75	
July 11, 2006	2003 (Year 7)	03-11	\$16,375.00	
July 14, 2006	2003 (Year 7)	03-12	\$10,769.87	
October 3, 2006	2003 (Year 7)	03-13	\$2,240.00	
May 8, 2007	2003 (Year 7)	03-14	\$11,500.50	
June 14, 2007	2003 (Year 7)	03-15	\$180,854.62	
June 14, 2007	2003 (Year 7)	03-16	\$8,017.50	
October 24, 2007	2003 (Year 7)	03-17	\$13,528.88	
February 26, 2008	2003 (Year 7)	03-18	\$1,544.50	
June 30, 2008	2003 (Year 7)	03-19	\$19,348.04	
			<u>\$755,547.45</u>	

\$755,547.45 Grant Allocation
 Minus
\$755,547.45 Expenditures
 \$0.00 100.00% Expended

B-04 Grant Allocation **\$764,000**

Date	Fiscal Year/Grant	Draw#	Amount \$
June 6, 2005	2004 (Year 8)	04-01	\$139,299.78
July 11, 2005	2004 (Year 8)	04-02	\$34,605.03
July 15, 2005	2004 (Year 8)	04-03	\$27,357.39
September 22, 2005	2004 (Year 8)	04-04	\$18,503.30
October 12, 2005	2004 (Year 8)	04-05	\$21,938.27
October 3, 2006	2004 (Year 8)	04-06	\$20,096.01
May 8, 2007	2004 (Year 8)	04-07	\$153,791.00
June 14, 2007	2004 (Year 8)	04-08	\$345,790.00
June 30, 2008	2004 (Year 8)	04-09	<u>\$2,619.22</u>
			\$764,000.00

\$764,000.00 Grant Allocation
 Minus
\$764,000.00 Expenditures
 \$0.00 100.00% Expended

B-05 Grant Allocation **\$714,172 (Originally \$723,305)**

Date	Fiscal Year/Grant	Draw#	Amount \$
May 25, 2006	2005 (Year 9)	05-01	\$160,211.70
May 25, 2006	2005 (Year 9)	05-02	\$34,202.03

July 12, 2006	2005 (Year 9)	05-03	\$35,944.99
October 3, 2006	2005 (Year 9)	05-04	\$21,058.01
May 8, 2007	2005 (Year 9)	05-05	\$93,548.00
October 24, 2007	2005 (Year 9)	05-06	\$14,064.60
February 26, 2008	2005 (Year 9)	05-07	\$4,725.50
May 7, 2008	2005 (Year 9)	05-08	\$938.00
June 30, 2008	2005 (Year 9)	05-09	\$122,407.01
November 19, 2008	2005 (Year 9)	05-10	\$32,440.40
November 19, 2008	2005 (Year 9)	05-11	\$1,526.50
February 13, 2009	2005 (Year 9)	05-12	\$85,693.35
June 4, 2009	2005 (Year 9)	05-13	\$9,713.25
July 22, 2009	2005 (Year 9)	05-14	\$56,240.06
September 16, 2009	2005 (Year 9)	05-15	\$13,254.30
February 8, 2010	2005 (Year 9)	05-16	\$28,204.31
			<u>\$714,172.01</u>

\$714,172.01 Grant Allocation
 Minus
\$714,172.01 Expenditures
 \$0.00 100.00% Expended

B-06 Grant Allocation **\$623,716 (Originally \$653,710)**

Date	Year/Grant	Draw#	Amount \$
May 8, 2007	2006 (Year 10)	06-01	\$156,883.10
June 14, 2007	2006 (Year 10)	06-02	\$345,821.94
June 14, 2007	2006 (Year 10)	06-03	\$27,479.71
June 18, 2007	2006 (Year 10)	06-04	\$13,789.06
October 24, 2007	2006 (Year 10)	06-05	\$47,742.59
May 7, 2010	2006 (Year 10)	06-06	\$11,275.00
February 2, 2011	2006 (Year 10)	06-07	\$20,725.00
			<u>\$623,716.40</u>

\$623,716.40 Grant Allocation
 Minus
\$623,716.40 Expenditures
 \$0.00 100.00% Expended

B-07 Grant Allocation **\$571,784 (Originally \$654,088)**

Date	Year/Grant	Draw#	Amount \$
February 26, 2008	2007 (Year 11)	07-01	\$86,226.68
March 19, 2008	2007 (Year 11)	07-02	\$342,258.88
May 7, 2008	2007 (Year 11)	07-03	\$73,040.91
July 2, 2008	2007 (Year 11)	07-04	\$19,712.96
November 19, 2008	2007 (Year 11)	07-05	\$31,990.11
September 16, 2009	2007 (Year 11)	07-06	\$526.00
November 22, 2009	2007 (Year 11)	07-07	\$773.60
February 8, 2010	2007 (Year 11)	07-08	\$17,254.54
			<u>\$571,783.68</u>

\$571,783.68	Grant Allocation	
	Minus	
<u>\$571,783.68</u>	Expenditures	
\$0.00	100.00%	Expended

**B-08 Grant
Allocation**

\$625,166 (Originally \$631,907)

Date	Year/Grant	Draw#	Amount \$
February 13, 2009	2008 (Year 12)	08-01	\$45,314.49
June 4, 2009	2008 (Year 12)	08-02	\$77,755.54
July 22, 2009	2008 (Year 12)	08-03	\$33,806.67
September 16, 2009	2008 (Year 12)	08-04	\$82,218.24
November 3, 2009	2008 (Year 12)	08-05	\$15,639.28
November 22, 2009	2008 (Year 12)	08-06	\$4,054.53
December 7, 2009	2008 (Year 12)	08-07	\$3,585.00
February 8, 2010	2008 (Year 12)	08-08	\$11,253.94
May 7, 2010	2008 (Year 12)	08-09	\$16,250.96
June 28, 2010	2008 (Year 12)	08-10	\$23,360.00
September 17, 2010	2008 (Year 12)	08-11	\$31,039.87
October 13, 2010	2008 (Year 12)	08-12	\$969.15
February 2, 2011	2008 (Year 12)	08-13	\$17,574.85
March 23, 2011	2008 (Year 12)	08-14	\$91,873.50
June 10, 2011	2008 (Year 12)	08-15	\$4,934.00
July 22, 2011	2008 (Year 12)	08-16	\$6,275.00
September 9, 2011	2008 (Year 12)	08-17	\$2,736.00
September 22, 2011	2008 (Year 12)	08-18	\$38,789.14
January 23, 2012	2008 (Year 12)	08-19	\$14,235.00
March 9, 2012	2008 (Year 12)	08-20	\$20,600.00
May 4, 2012	2008 (Year 12)	08-21	\$64,836.50
June 26, 2012	2008 (Year 12)	08-22	\$425.00
July 3, 2012	2008 (Year 12)	08-23	\$12,875.42
July 19, 2012	2008 (Year 12)	08-24	\$4,830.78
			<hr/>
			\$625,232.86

\$625,232.86	Grant Allocation	
	Minus	
<u>\$625,232.86</u>	Expenditures	
\$0.00	100.00%	Expended

**B-09 Grant
Allocation**

\$212,296 (Originally \$662,205)

B-09 Grant

**Allocation CDBG-
Recovery**

\$171,089 (Originally \$171,629)

Date	Year/Grant	Draw#	Amount \$
February 5, 2010	2009 (Year 13)	09-01	\$52,271.26
February 5, 2010	2009 (Year 13)	09-02-R	\$6,678.73
May 5, 2010	2009 (Year 13)	09-03-R	\$26,436.20
May 7, 2010	2009 (Year 13)	09-04	\$83,046.59

June 28, 2010	2009 (Year 13)	09-05-R	\$19,722.49	
June 28, 2010	2009 (Year 13)	09-06	\$20,431.10	
July 28, 2010	2009 (Year 13)	09-07	\$12,247.53	
September 17, 2010	2009 (Year 13)	09-08	\$21,377.73	
September 28, 2010	2009 (Year 13)	09-09-R	\$3,254.48	
October 13, 2010	2009 (Year 13)	09-10-R	\$3,720.45	
October 13, 2010	2009 (Year 13)	09-11	\$22,921.45	
December 29, 2010	2009 (Year 13)	09-12 R	\$20,000.00	
March 23, 2011	2009 (Year 13)	09-13 R	\$34,426.34	
March 25, 2011	2009 (Year 13)	09-14 R	\$34,000.00	
August 10, 2011	2009 (Year 13)	09-15 R	\$9,000.00	
October 14, 2011	2009 (Year 13)	09-16 R	\$9,000.00	\$110,146.79
September 27, 2012	2009 (Year 13)	09-17 R	\$4,850.00	
			<u>\$383,384.35</u>	

\$212,295.66	Grant Allocation	\$171,088.69	CDBG-R Grant
	Minus		Allocation
<u>\$212,295.66</u>	Expenditures	<u>\$171,088.69</u>	Minus
\$0.00	100.00% Expended	\$0.00	Expenditures
			100.00%

R= CDBG Recovery Grant

B-10 Grant Allocation **\$1,312,356.66 (Originally \$714,358)**

Date	Year/Grant	Draw#	Amount \$
February 2, 2011	2010 (Year 14)	10-01	\$56,279.46
March 23, 2011	2010 (Year 14)	10-02	\$32,594.65
June 10, 2011	2010 (Year 14)	10-03	\$56,225.98
July 22, 2011	2010 (Year 14)	10-04	\$89,229.11
July 29, 2011	2010 (Year 14)	10-05	\$40,764.50
August 10, 2011	2010 (Year 14)	10-06	\$26,030.83
September 9, 2011	2010 (Year 14)	10-07	\$73,417.52
September 22, 2011	2010 (Year 14)	10-08	\$32,013.54
October 14, 2011	2010 (Year 14)	10-09	\$42,112.56
January 23, 2012	2010 (Year 14)	10-10	\$166.00
March 9, 2012	2010 (Year 14)	10-11	\$40,361.03
May 4, 2012	2010 (Year 14)	10-12	\$2,244.34
May 9, 2012	2010 (Year 14)	10-13	\$3,130.18
June 26, 2012	2010 (Year 14)	10-14	\$10,000.00
June 26, 2012	2010 (Year 14)	10-15	\$1,700.00
July 3, 2012	2010 (Year 14)	10-16	\$7,683.09
July 12, 2012	2010 (Year 14)	10-17	\$1,400.00
July 19, 2012	2010 (Year 14)	10-18	\$42,735.24
September 6, 2012	2010 (Year 14)	10-19	\$212.00
October 24, 2012	2010 (Year 14)	10-20	\$3,350.00
January 24, 2013	2010 (Year 14)	10-21	\$26,601.39
May 23, 2013	2010 (Year 14)	10-22	\$68,248.11
June 20, 2013	2010 (Year 14)	10-23	\$53,640.56
July 17, 2013	2010 (Year 14)	10-24	\$52,200.01

July 17, 2013	2010 (Year 14)	10-25	\$139,500.00
November 7, 2013	2010 (Year 14)	10-26	\$300,314.20
May 6, 2014	2010 (Year 14)	10-27	\$80,739.91
July 9, 2014	2010 (Year 14)	10-28	\$18,900.64
October 6, 2014	2010 (Year 14)	10-29	\$941.98
April 17, 2015	2010 (Year 14)	10-30	\$2,295.00
October 15, 2015	2010 (Year 14)	10-31	\$344.29
November 24, 2015	2010 (Year 14)	10-32	\$1,300.15

\$1,306,676.27

\$1,312,356.66 Grant Allocation
 Minus
 \$1,306,676.27 Expenditures
 \$5,680.39 99.57% Expended

B-11 Grant Allocation **\$590,608.32 (Originally \$597,369)**

Date	Year/Grant	Draw#	Amount \$
January 23, 2012	2011 (Year 15)	11-01	\$26,789.08
March 9, 2012	2011 (Year 15)	11-02	\$15,614.69
May 4, 2012	2011 (Year 15)	11-03	\$27,548.76
May 8, 2012	2011 (Year 15)	11-04	\$2,500.00
June 26, 2012	2011 (Year 15)	11-05	\$57,364.72
July 3, 2012	2011 (Year 15)	11-06	\$34,728.07
July 12, 2012	2011 (Year 15)	11-07	\$180,932.33
July 19, 2012	2011 (Year 15)	11-08	\$112,847.15
July 26, 2012	2011 (Year 15)	11-09	\$6,267.10
September 6, 2012	2011 (Year 15)	11-10	\$59,624.73
October 24, 2012	2011 (Year 15)	11-11	\$64,305.79
November 30, 2012	2011 (Year 15)	11-12	\$2,085.90

\$590,608.32

\$590,608.32 Grant Allocation
 Minus
 \$590,608.32 Expenditures
 100.00% Expended

B-12 Grant Allocation **\$534,709.38 (Originally \$520,040)**

Date	Year/Grant	Draw#	Amount \$
January 24, 2013	2012 (Year 16)	12-01	\$160,103.00
May 23, 2013	2012 (Year 16)	12-02	\$83,341.54
June 20, 2013	2012 (Year 16)	12-03	\$38,549.60
July 17, 2013	2012 (Year 16)	12-04	\$3,717.52
November 7, 2013	2012 (Year 16)	12-05	\$41,304.00
November 8, 2013	2012 (Year 16)	12-06	\$28,798.34
January 14, 2014	2012 (Year 16)	12-07	\$25,938.84
May 6, 2014	2012 (Year 16)	12-08	\$29,939.60
December 17, 2014	2012 (Year 16)	12-09	\$24,235.03
April 17, 2015	2012 (Year 16)	12-10	\$41,575.00

				\$477,502.47
\$534,709.38	Grant Allocation			
	Minus			
\$477,502.47	Expenditures			
\$57,206.91		89.30%	Expended	

B-13 Grant Allocation

Date	Year/Grant	Draw#	Amount \$
May 6, 2014	2013 (Year 17)	13-01	\$92,050.01
July 9, 2014	2013 (Year 17)	13-02	\$42,383.36
October 6, 2014	2013 (Year 17)	13-03	\$82,639.89
December 10, 2014	2013 (Year 17)	13-04	\$23,308.18
April 17, 2015	2013 (Year 17)	13-05	\$124,801.04
October 15, 2015	2013 (Year 17)	13-06	\$5,741.96
November 24, 2015	2013 (Year 17)	13-07	\$2,782.13

\$561,880.00	Grant Allocation		
\$373,706.57	Minus Expenditures		
\$188,173.43		66.51%	Expended

B-14 Grant Allocation

Date	Year/Grant	Draw#	Amount \$
July 13, 2015	2014 (Year 18)	14-01	\$87,006.19
October 12, 2015	2014 (Year 18)	14-02	\$66,836.52
November 24, 2015	2014 (Year 18)	14-03	\$6,549.30
	2014 (Year 18)		
	2014 (Year 18)		
	2014 (Year 18)		
	2014 (Year 18)		

\$554,751.00	Grant Allocation		
\$160,392.01	Minus Expenditures		
\$394,358.99		28.91%	Expended

Cumulative Total Drawdowns to Date

\$460,958.46	Revised B-97 Grant allocation as of 07/18/01
\$394,072.61	Revised B-98 Grant allocation as of 07/18/01
\$496,347.87	B-99 Grant Allocation - Amended
\$618,161.04	B-00 Grant Allocation - Amended
\$582,999.53	B-01 Grant Allocation - Not Amended
\$625,998.93	B-02 Grant Allocation - Amended
\$755,547.45	B-03 Grant Allocation - Amended
\$764,000.00	B-04 Grant Allocation - Not Amended
\$714,172.01	B-05 Grant Allocation - Amended
\$623,716.40	B-06 Grant Allocation - Amended
\$571,783.68	B-07 Grant Allocation - Amended
\$625,166.40	B-08 Grant Allocation - Amended
\$212,295.66	B-09 Grant Allocation - Amended
\$171,088.69	B-09 Grant Allocation - Amended CDBG-R
\$1,312,356.66	B-10 Grant Allocation - Amended
\$590,608.32	B-11 Grant Allocation - Amended
\$534,709.38	B-12 Grant Allocation - Amended
\$561,880.00	B-13 Grant Allocation- Not Amended
<u>\$554,751.00</u>	B-14 Grant Allocation-Not Amended

\$11,170,614.09

	Total Letter of Credit
\$11,170,614.09	
<u>\$10,525,260.83</u>	Expended to Date
\$645,353.26	94.22% Expended

Timeliness Test – Drawdown Ratio

In regard to the Town’s “timeliness measure” for the expenditure of CDBG funds, the Town is currently in compliance. The Town’s balance of funds (from all years) is now \$645,353.26.

SECTION 3 - SUMMARY OF ACCOMPLISHMENTS

- Boys and Girls Club Gymnasium – The Town committed \$930,000 of its CDBG funds to the design and construction of a gymnasium to be added to an existing Boys and Girls Club located within the Town’s Southern Driftwood CDBG Target Area. Construction began in 2013 and the grand opening was held on May 14th, 2014. The children now enjoy a full scale gymnasium, large community/teen room, and bathroom facilities.
- Below is a FY 2014/15 chart reflecting call referral categories:

FY2014-2015 CALL REFERRAL LOG	TOTALS
FIRST TIME HOMEBUYER	102
EMERGENCY ASST.	11
HOUSING	23
HOME REPAIR	35
OTHER (legal, code, etc.)	41

- In FY 2014/15 the Town’s Eastern Target Community Bus Route which is partially funded with CDBG dollars provided transportation to low/moderate income residents in two (2) the Town’s CDBG Target Areas. Below is a FY 2014/15 chart reflecting the Town’s Eastern Target (Green) Community Bus Route ridership service totals:

RIDERSHIP FY 2014-2015	
	GREEN
October 2014 Service	3,649
November 2014 Service	3,116
December 2014 Service	3,420
January 2015 Service	3,097
February 2014 Service	2,786
March 2015 Service	2,593
April 2015 Service	2,716
May 2015 Service	2,837
June 2015 Service	2,943
July 2015 Service	2,949
Aug 2015 Service	2,847
Sept 2015 Service	2,710
TOTALS	35,663

- In FY 2014/15 \$133,182 in CDBG funds were expended on eligible activities through the Town's CDBG Target Area Improvement Program. The activities included the design, build and construction of a new gymnasium in the Town's Eastern Target Area, asphalt overlay in the Town's Eastern and & Driftwood Target Areas.

The Town of Davie will take the following actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- Continue working with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Continue the efforts of the Town's Neighborhood Revitalization Program (NRP) to identify needs existing within the CDBG Target Areas, and develop solutions to address them.
- Continue the Community Oriented Policing (COP's) Program, with specific emphasis on the three (3) CDBG Target Areas.
- Continue to fund a single-family housing rehabilitation program which helps low-income families to make minor home repairs, and replace existing substandard and leaking roofs.
- Continue to participate in regional planning activities through Broward County to address/prevent homelessness; and, continue to expand the Town's Emergency Assistance (Homeless Prevention) Program.
- Continue to work with local and Broward-based service providers to identify resources available to serve special needs populations.
- The Davie CRA will continue to promote the development of affordable single-family homes in the Eastside neighborhood which is within the designated CDBG Target Area. The CRA has a goal of 15% of all its residential units to be affordable/workforce.
- Continue to promote economic development initiatives that result in job training, job creation or job retention, especially for low/moderate income Target Area residents.

- Continue to undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

All of the Town's CDBG funded projects/activities are designed to benefit low/moderate income individuals who earn 80 %< of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2014/15 Action Plan, principally benefit persons of low and moderate income as required by Statute.

SECTION 4 - HOUSING NEEDS

Methodology

Household need is calculated by determining the number of households with any type of housing problem. For purposes of this analysis, housing problems are defined as any occupied units lacking complete kitchen facilities or plumbing, having more than 1.01 persons per room (i.e., overcrowded) or costing more than 30 percent of the occupant household's income (i.e., cost burdened).

The first step in the analysis was to determine the total number of households between 2012 and 2017. Using the 2010 Census as a basis, the 2012 and 2017 projections were estimated using DemographicsNow data. Next, extremely low-income, very low-income, and low-income estimates were made by applying the 2010 percentage breakdown of each income group to the 2012 and 2017 figures.

Davie Households by Income Category

Income Category	2012 Estimate	2017 Projection
Extremely Low Income	4,238	3,739
Very Low Income	2,814	2,608
Low Income	5,228	4,934
Moderate Income	5,289	5,216
Upper Income	13,394	14,958
Total	30,932	31,424

Source: *DemographicsNow*

With the availability of household estimates, the subsequent steps utilized Comprehensive Housing Affordability Strategy (CHAS) information to identify housing problems in Davie. The U.S. Department of Housing and Urban Development, in conjunction with the U.S. Census Bureau, provides a CHAS analysis for all local jurisdictions.

CHAS tables disaggregate data by income limits (extremely low income, very low income, and low income), household types (elderly, small related, large related, etc.), housing tenure (renter and owner occupied), and housing problems. All figures are sourced from the 2010 Census.

CATEGORIES OF PERSONS AFFECTED

This section estimates the number and type of families in need of housing assistance over the next five (5) years for extremely low, very low, and low-income household categories.

Household Need by Income

Within this report, area median income (AMI) refers to the median family income established annually by the U.S. Department of Housing and Urban Development (HUD). In 2015, the AMI for Broward County was \$63,300.00. According to HUD guidelines, low-income households earn less than 80 percent of AMI.

- **Extremely low income:** At or below 30% AMI
- **Very low income:** Between 31% and 50% AMI
- **Low income:** Between 51% and 80% AMI

A summary of the housing need for extremely low, very low, and low-income residents in Davie can be found below. In 2011, it was estimated that 12,280 extremely low, very low, and low-income households experienced some type of housing problem; by 2016, the total will reach 16,399. In all, 76 percent of households earning less than 80 percent of the area median income were expected to experience some type of housing problem.

Housing Need of Low-income Households in Davie (2010–2016)

Income Category	% of Households (2011)	2011 Estimate	% of Households (2016)	2016 Projection
Extremely Low-Income	13.7%	4,238	11.9%	3,739
Very Low-Income	9.1%	5,691	8.3%	2,608
Low-Income	16.9%	2,351	15.7%	4,934
Total (<80% AMI)	39.7%	12,280	35.9%	11,281

Source: DemographicsNow

Extremely Low-income: It is anticipated that in 2012, approximately 6,133 households in Davie will earn less than 30 percent of the area median income. Earning barely sustainable wages (less than \$21,531 for a family of four), these residents can neither afford to own nor rent the median priced unit in the County. (For more information, see the *Housing Affordability* section).

To cope, approximately 64 percent of the residents will spend more than 30 percent of their income on housing costs; 54 percent will spend more than half of the income on housing.

As housing costs continue to increase, affordable options will become increasingly scarce in the future. Noting that the number of extremely low-income households is projected to grow by 106 between 2012 and 2017 and the number of households experiencing housing problems is expected to increase to 6,204 during the same time period, new housing opportunities for the area's most disadvantaged families must be created.

Very Low-Income: Very low-income residents, who earn between 31 and 50 percent of the area median income (\$35,886 for a family of four), are also struggling to afford housing in the County. In five years, the number of low-income households will increase slightly from 5,442 to 5,506. Over half (54%) will spend over half their income to live in their home. Further, approximately 87 percent will experience some type of housing problem. Without adequate help, it is projected that number of low-income households requiring assistance will increase to 4,801 by 2017.

Low-Income: Households earning between 51 and 80 percent of the area median income (\$57,418 for a family of four) represent 25% of the population in Davie. From 2012 - 2017, the number of households is expected to increase from 6,853 to 6,933. With 78 percent experiencing housing problems, low-income families are in dire need of assistance. By 2017, it is estimated that 5,394 low-income households will experience housing problems.

Household Need by Family Size

Small Related Households: Small related households — families of two to four persons — account for 24 percent of low-income households (incomes below 80% AMI) in Davie. The current estimated number of small related, low-income households in 2014 is 5,300. Approximately 87 percent of which — totaling 4,611 households — will experience housing problems. By 2015, the number is expected to grow by 450 households.

Large Related Households: Large related households, which are defined as households consisting of 5 or more persons, have a greater percentage of housing need than any other household type. The high price and limited supply of larger housing units force many families to either live in overcrowded, smaller units or overpriced, larger homes. As a result, a total of 98 percent of large families have some type of housing need.

Household Need by Tenure

According to the Census Bureau, homeownership rates in Davie were at (76.6%) in 2009. Ownership rates for low-income households are lower: 19% for extremely low-income, 21% for very low-income and 27% for low-income households. In general, homeowners are less likely to experience housing problems than renters. In Davie, 69 percent of low-income homeowners (earning 0-80% AMI) experience housing problems in comparison to 78% of renters for the same income group. The following table summarizes the housing need for renters versus homeowners in 2010, 2012 and 2017.

Housing Need by Tenure in Davie

Occupancy Type	# of Households (2010 Census)	2010 Census (% of HH)	2012 Estimate (% of HH)	2017 Projection (% of HH)
Renter Occupied	7,676	23.4%	22%	21.5%
Owner Occupied	25,061	76.6%	70.3%	70.9%
Vacant	3,099	8.6%	7.8%	7.6%

Source: U.S. Census Bureau, DemographicsNow

Household Need by Race/Ethnicity

In the Town of Davie, there is a disproportionate housing need between racial and ethnic groups. In general, minority households are more likely to experience housing problems. A total of 31 percent of Hispanic households and 78.5 percent of Black Non-Hispanic households have a housing need compared to only 54 percent of White Non-Hispanic households.

Other Special Needs

Assessing the housing needs of special needs populations is an integral part of developing a holistic and balanced housing plan. Without the vision to address persons in unique circumstances a large segment of the population is left out of the planning process. The *Other Special Needs* section will highlight this segment of the population and provide an accurate depiction of their housing need.

The groups that are addressed in this segment include: elderly and frail elderly households, individuals with

disabilities, public housing/Section 8 residents, and individuals with HIV/AIDS and their families.

Elderly and Frail Elderly

According to the 2010-2014 American Community Survey 5-Year Estimates, one-fifth of households (8,128) in Davie were headed by a person age 65 or older in 2014. Although 85.6 percent elderly residents own their homes, many are still facing economic hardships. Town-wide, 23.1 percent of the elderly population is living below the poverty level. Additionally, 39.3 percent of owner-occupied and 59.8 percent of renter-occupied elderly households are cost-burdened. In all, 5,930 elderly households—many of whom are living on fixed-incomes—spend more than thirty percent of their income on housing costs.

Households solely dependent on Social Security are in the greatest danger of becoming cost burdened. The mean Social Security income in 2014 was only \$17,103. At that level, a single elderly person could only afford \$428 per month in rent, which is far below the median rent for a one-bedroom apartment in the Town (\$1,198 per month).

Housing Need

In Davie, the total number of low-income elderly households (0-80% AMI) is expected to grow from 6,130 in 2012 to 6,202 in 2017. Approximately 65 percent of which is expected to experience some type of housing problem.

Persons with Disabilities

In 2014, Davie had an estimated 4,464 persons living with disabilities. Individuals with disabilities account for 18 percent of the total population, with the highest prevalence of disabilities affecting seniors. These disabilities range in type and severity and may have varying impacts on people's lives.

Types of disabilities registered in the U.S. Census include: sensory, physical, mental and self-care. Among these, physical disabilities ranked among the highest accounting for 54 percent of the disabled population. This was followed by mental (48%), sensory (44%), and self-care (23%). Many individuals may be afflicted with more than one type of disability, which accounts for the high percentages.

Housing Need

In Davie, 30 percent of the disabled population lives below the poverty level. These populations may find it extremely difficult to transcend their poverty. Depending on the severity of the disability, certain individuals may have trouble maintaining a steady job or place of residence. According to the 2010-2014 (5 Year Estimate) American Community Survey, approximately 21.2 percent of working age persons with disabilities is unemployed. For those that are working, the median earnings are only \$31,679, approximately 31 percent lower than individuals without a disability.

Countywide, over 60,000 households are either headed by a disabled individual or contained a disabled family member. Analysis from the Florida Housing Data Clearinghouse at the University of Florida Shimberg Center for Affordable Housing determined that among households containing a person with a disability, 29 percent are residing in substandard housing and 70 percent are living below the poverty line.

In general, it is difficult to quantify the exact housing needs of the disabled population. Many individuals require little or no assistance in maintaining independence. Others require special attention and the care of professionals. Regardless, it is essential to ensure the accessibility and affordability of housing for this special needs population.

Persons with HIV/AIDS

The number of people living with HIV/AIDS in Broward County has grown at a steady pace for the past two decades, and the Miami Metropolitan Area now has the fourth highest instance of HIV/AIDS in the country. Increases have been especially prevalent in the Black or African-American community, which accounts for over 50 percent of the population living with HIV/AIDS. This number is disproportionate to their overall population, which only accounts for 20 percent of the county's population. In comparison, Hispanics account for 34 percent of AIDS cases and Non-Hispanic Whites account for only 14 percent. In total, 23,341 persons are living with AIDS and 8,236 are diagnosed with HIV in the County.

Davie and the surrounding neighborhoods have some of the highest concentrations of reported adult HIV/AIDS cases in the County. Over the past ten years, there were 3,097 reported AIDS cases and 1,686 reported HIV cases in the area.

Nearly two-thirds of persons living with HIV/AIDS in Broward County are living at or below the poverty level, and 8,500 individuals are in need of housing assistance. Despite the growing number of HIV/AIDS cases and the increase in housing need, limited housing resources are available. In all, only 1,100 units and subsidies are dedicated to persons living with HIV/AIDS. The Town of Davie serves as the HOPWA (Housing Opportunities for Persons with AIDS) for all of Broward County.

Priority Housing Needs

As evidenced by the CHAS special tabulation data, the priority needs in the Town remains affordable rental housing needs. The highest priority continues to address the households that have very low income and are paying more than 50% of their income on housing needs and/or are living in substandard housing.

The medium priority remains assigned to households at 51% to 80% AMI of the median who have less severe. The lowest priority will be to those households with incomes 80% AMI or greater.

Impact of Market Characteristics

The cost of housing and rents has only increased the cost burden of low and very low-income persons, renters, and those with special needs. The market analysis conducted as part of the Consolidated Plan indicates the severity of housing issues for lower income households. These same households are also most susceptible to homelessness. The characteristics identified in the housing market analysis and the clear connection to lower income households is the reason why housing assistance for lower income households is the priority.

Obstacles

The main obstacle to meeting underserved needs continues to be funding. With the increased value of housing and land, developing new affordable housing units will continue to be an obstacle.

Housing Market Analysis

The housing market analysis provides an estimate of the current and projected supply of housing in the Town of Davie. In this portion of the analysis, the existing housing inventory is examined, including the type, age, and condition of the existing housing stock. Next, housing occupancy and vacancy rates, housing sales trends and rental housing trends are all analyzed to determine the residential market activity in the area.

Housing Inventory

While the *housing supply* represents the number of units available at any given time, the *housing inventory* refers to the total number of housing units found within the Town limits. In 2010, there were approximately 32,639 housing units in Davie. About half of the units in Davie are single-family units, with 85% of those being detached units. The table below identifies the existing housing in Broward County.

Broward County Growth in Housing Inventory from 2006 to 2012

Land Use	2006	2009	2012	% Change 2006-2009	% Change 2009-2012
Single Family	387,460	389,519	397,962	3.16%	10.78%
Detached	329,531	329,808	332,959	0.08%	0.96%
Attached	57,929	59,711	65,003	3.08%	8.86%
Multi-Family (2+ units)	383,648	387,642	389,641	3.53%	-0.87%
Mobile Homes and Other	25,427	24,035	22,617	-4.70%	-6.37%
Total	796,535	801,196	810,220	0.59%	1.13%

Sources: 2014 Broward County Affordable Housing Needs Assessment, Metropolitan Center at Florida International University

The housing inventory in Davie is diversified not only by housing type but also by the age of the housing units. There has been considerable new housing construction in the Town since 2000 with 12,477 new units added. However, the majority of housing consists of units that were built between 1960-1990; about 21,147 units. Figure 2 displays a breakdown of the housing units built in each decade.

Town of Davie Inventory of Housing Units: 2009-2012

2009		2012	
Total	% of Broward Inventory	Total	% of Broward Inventory
35,836	4.5%	36,171	4.5%

Sources: 2014 Broward County Affordable Housing Needs Assessment, Metropolitan Center at Florida International University

Housing Conditions

Housing conditions are determined by reviewing the age of the housing stock and identifying substandard housing. It is important to note that while older homes tend to be more affordable, they are also exposed to more housing problems (i.e. deferred maintenance, hurricane vulnerability, and substandard housing conditions). Units built prior to 1978 also run the risk of lead-paint hazards. According to the 2010-2014 American Community Survey 5-Year Estimates, in the Town of Davie, approximately 12,360 units are at risk.

Housing units are considered to be *substandard* if they lack complete kitchen or plumbing facilities or are *overcrowded* (more than one person per room). The 2010-2014 American Community Survey estimated that 2,012 households were living in substandard conditions in Davie, mostly as a result of lack of access to telephone service.

TABLE 15: Substandard Housing in Davie

Housing Condition	% in 2014	# in 2014
Lacking kitchen/plumbing facilities	0.8	243
No telephone service available	1.7	548
<i>Overcrowded</i> (more than one person per room)	3.6	1,221
TOTAL	6.1	2,012

Source: U.S. Census Bureau, American FactFinder, American Community Survey

Housing Sales Trends

In the first half of the decade, the entire nation recently witnessed an unprecedented housing boom, with appreciation in South Florida drastically outpacing other regions of the country. As property values soared, the median price for a single-family home in Broward more than doubled in five years reaching a high of \$401,100 in May of 2007. The median price for a single family home in August 2011 is \$182,750.

Source: Florida Association of Realtors

Affordability Index for Condominium and Single Family Homes in Davie

	2012 Median HH Income	Affordable Home Price @ Median	Median Sales Price	# of Sales	Affordability Gap @ Median
Broward					
Condominium	\$51,603	\$129,008	\$94,700	3,933	\$34,308
Single-Family	\$51,603	\$129,008	\$370,832	77	\$241,825
Davie					
Single-Family (3-BR)	\$59,362	\$148,405	\$210,000	-----	\$61,595
Single-Family (4-BR)	\$59,632	\$148,405	\$428,000	-----	\$279,595

Sources: 2014 Broward County Affordable Housing Needs Assessment, Metropolitan Center at Florida International University

Housing Rent Trends

Rental rates have been much more stable in Davie. According to REIS, Inc., the average rent rose from \$1,135 in 2000 to \$1,198 in 2010 – a 35% increase. Monthly rents in Davie begin at \$1,092 for a studio, \$1,406 for a one-bedroom, \$1,956 for a two-bedroom, and \$3,019 for a three-bedroom apartment.

HOUSING DEMAND

The housing demand analysis examines current and projected housing demand based on a labor market and economic base analysis, as well as population and household trends. Population, industry and job growth will be compared with income and wages to determine the amount individuals and families can spend on housing.

Population Projections

Broward's current population in 2010 (1,748,066) is expected to rise by nearly 1,000,000 people over the next twenty years. Approximately 5% of the County's population resides in the Town of Davie. The table below identifies the 2010 population count, 2015 estimate and 2020 projection for the Town of Davie.

Population Projections for Davie

2010 Census	2015 Estimate	2020 Projection
91,992	96,881	101,700

Sources: U.S. Census Bureau, Florida Housing Data Clearinghouse

Affordable Housing Incentives Provided in Davie:

Since the adoption of the Affordable Housing Incentive Plan, the Office of Community Development has worked diligently to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie's lower-income residents.

The Town has waived over \$9,380,481 in fees and other incentives, as follows:

- \$ 554,450 - New Rental Housing Subsidies & Waivers
- \$ 316,426 - New Rental Housing Subsidies & Waivers
- \$ 279,544 - Davie CRA Homes – Predevelopment
- \$ 10,000 - Davie CRA Homes – Building Permit and Related Fees
- \$1,301,614 - Habitat for Humanity Single-Family Homes
- \$2,446,544 - Home Repair/Barrier-Free Grants
- \$ 74,005 - Home Repair Barrier-Free Fee Waivers
- \$ 518,875 - Public Housing Improvements
- \$ 35,744 - Public Housing Fee Waivers
- \$ 958,188 - Purchase Assistance Program
- \$ 474,966 - NSP Purchase Assistance Program
- \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers
- \$ 35,000 - New Construction – Ehlinger/East Village Apts. – Impact Fee Waiver
- \$ 51,785 - New Construction – Davie Rd. Triangle Apts. – Impact Fee Waiver
- \$1,329,450 - Rehabilitation – El Jardin Apartments – Rental Housing Subsidy
- \$ 887,890 - Home Hardening Grants

The following summarizes the Town's progress in providing affordable rental housing and homeownership opportunities since the H & CD Department was established:

- East Village, 155 units of affordable rental housing was completed in 2012. The Town provided \$110,000 in SHIP grant funds and waived \$35,000 in impact fees.
- Town Park Crossings, 100 units of affordable rental housing was completed in 2012. The Town provided \$119,450 in SHIP grant funds and \$250,000 in federal HOME grant funds for this project.
- Stirling Road Apartments, 250 units of affordable rental housing were completed in June of 2000. It was financed with Federal Low-Income Housing Tax Credits (LIHTC); Tax-Exempt Bonds; SHIP Funds; and, the Town waived impact fees (\$123,000) and provided \$19,750 in permit fees.

- Summerlake Apartments, 108 units of affordable rental housing located on 61st Avenue in the Eastside Target Area. The Town used \$100,000 of its SHIP funds to leverage \$350,000 in Broward County SHIP Funds, for pre-development assistance; assisted the developer in obtaining 5.6 M\$ in Tax-Exempt Bonds; and, the Town waived impact fees (\$126,000+) and provided \$19,750 in permit fee waivers.
- The “Harmony Village Community” Redevelopment/Revitalization Plan, which includes the development of 22 single-family homes on a 4.2 acre site on Davie Road in the Driftwood Target area. Completed in 2005, the Town donated the site, paid for the infrastructure using SHIP funds, and provided in-kind labor and related services.
- The Housing Element of the Town’s Evaluation and Assessment Report (EAR) was amended to expand the goals and objectives related to the provision of affordable rental and homeownership housing and workforce housing. A goal of 20% of all new residential housing must be affordable units, was established.
- The Town adopted a Transit Oriented Corridor (TOC) Plan for Eastern Davie along State Road 7, which has a mandatory set-aside of 15% of the units to be affordable rental or homeownership housing.
- The SHIP Program in Davie encompasses the following programs:
 - Single-Family Home Repair/Housing Rehabilitation Program
 - Barrier-Free Housing (Removal of Impediments)
 - Town-Wide Purchase Assistance (First-Time Homebuyer) Program
- 38 homes have been renovated under the Town’s Supplemental DRI Funds.
- The Davie Town Council designated the Office of Community Development Director to serve as the “liaison” for developers of affordable housing, to ensure that their projects would be expedited to a greater degree than other projects in Davie.
- Davie’s CRA developed twelve (12) two-story homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge, and the homebuyers received SHIP grant subsidies to enable them to close-the-gap in financing. Three (3) additional units in the CRA funded by Broward County’s DRI funds are currently under construction.
- On April 5, 2006, the Davie Town Council adopted Resolution R-2006-109 increasing the maximum purchase price limits for the State Housing Initiatives Partnership (SHIP) Grant Program to \$280,462. In 2008 the Town increased its maximum purchase price to be aligned with Broward County at \$329,268. Additionally, the Town increased the average and maximum grant allocations for each program strategy, in order to keep pace with increased housing costs. Finally, the Town amended the Affordable Housing Incentive Plan to expand the number and type of fee-waivers to encourage the development of affordable workforce housing.

Housing Projects Completed/Underway in FY 2014/15:

Davie’s Neighborhood Stabilization Program FY 2014/15

Program	Units	Unit Cost	Funding	Source
NSP Purchase Assistance	12	\$40,000	\$480,000	NSP 1
NSP 3 Purchase Assistance	4	\$15,000	\$15,000	NSP 3
NSP Rehabilitation Assistance	7	\$40,000	\$232,507	NSP 1
NSP DUE Diligence (Purchase Ass’t)	12	\$10,000	\$12,104	NSP 1
Developer Purchase & Rehabilitation	4	\$150,000	\$900,000	NSP 1
Developer Purchase & Rehabilitation	10	\$101,250	\$810,000	NSPLI
Developer Purchase & Rehabilitation	4	\$200,000	\$800,000	NSP 3

Hurricane Preparedness:

The Town of Davie has over 20,000 mobile home residents, representing almost 20% of the Town's overall population. Many mobile home residents are single mothers, elderly, or disabled persons on fixed incomes, who rely on this form of "affordable housing". In an attempt to better protect the population living in this vulnerable housing stock, the Office of Community Development developed a new and swift approach for evacuating all mobile home parks once a "Hurricane Warning" is issued. Once the Town receives notice that the Red Cross has opened shelters, the team executes the evacuation plan.

This evacuation plan divides the Town into zones of about four (4) mobile home communities each. Teams of three (3) staff members are dispatched into each zone and posts and distributes evacuation notices at each mobile home community, and coordinates transportation of residents to the Red Cross Shelters.

2nd Round of Disaster Recovery Initiative (DRI):

The Town has been allocated a second round of DRI funds in the amount of \$3,155,208. A portion of these funds will be used to hurricane harden single and multi-family owner-occupied homes, as part of the DRI Single Family Mitigation/Home Hardening Program, for income-eligible Davie residents. The Town has processed to date over 50 client applications, of which 40 clients have been approved as eligible. Of the 40, 38 have had their homes completed.

Additionally, \$1,270,000 in DRI Funds will be used for the hardening/mitigation of 235 affordable residential rental units at El Jardin Apartments (El Jardin). This hardening will be a part of the overall rehabilitation of El Jardin, which provides a total of 233 much needed residential low-income rental dwelling units for low to moderate income Davie residence. The dwelling units to be rehabilitated will continue to be rented to low income eligible persons whose incomes are at or below the 80% of Area the Median Income (AMI) level.

SECTION 5 - FAIR HOUSING**Fair Housing Education and Outreach Initiatives:**

Davie's "Analysis of Impediments to Fair Housing Choices" was predicated on the fact that equal access to residential housing is fundamental to meeting the overall needs of a community. The Analysis concluded that there are two main barriers to fair housing choices in Davie: 1) housing affordability is a major concern, and 2) many Davie residents pay in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities, or mortgage plus principal, interest, taxes, and insurance. This is particularly true in the rental market in Davie, where rents are higher (on average) than the balance of Broward County, and where there is a significant "gap" between the HUD Fair Market rents, and the current market rents.

Accessibility to home mortgage financing was also noted in the Analysis of Impediments to Fair Housing Choices, as it appears to be an on-going regional problem for lower-income and minority households. This "global" impediment was also noted in the Home Mortgage Disclosure Act (HMDA) data where minority and low-income individuals were denied financing, or at higher rates than other applicants.

The following fair housing initiatives have been undertaken:

- In FY 2014/15 to continue its emphasis on "Fair Housing Education", especially for young people. The Town-wide Fair Housing Poster Challenge actively engaged Elementary School Children, encouraging understanding of their right to live where they choose, with dignity and respect. This well publicized event brought about a great deal of attention to the subject of housing discrimination; and, instilled values of "fairness" and "friendship" among children from diverse backgrounds and cultures, during their formative years.
- The Town passed its first Fair Housing Ordinance on July 29, 2009 with the assistance for Housing Opportunities for Project Excellence (HOPE) Inc.

- The Town continued to partner with Housing Opportunities for Project Excellence (HOPE) Inc., to conduct fair housing seminars geared at lenders, realtors, and housing providers, the Center for Independent Living of Broward Co.; the NOVA Southeastern University's Sheppard Broad Law Center; and the Housing Finance Authority of Broward County (First-Time Home Buyer Workshop).
- The Town participated as one of the sponsors for HOPE annual Broward County Fair Housing symposium and luncheon April 3, 2015. The event was held in Davie.
- The Town's Analysis of Impediments to Fair Housing Choices (AI) was re-evaluated and the AI was subsequently expanded and a schedule of events (milestones) was added.
- The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency's Private Enforcement Housing Discrimination Initiative.
- The Housing Element of the Town's Evaluation & Assessment Report (EAR) was amended/expanded to include new policies related to removing impediments to fair housing, providing fair housing education/outreach services, and regional strategies to address homelessness. A goal of 20% affordable/workforce housing was established and ultimately enacted through codification of Town Ordinances.
- Officials from HOPE, Inc. receive Proclamations each April declaring Fair Housing Month in Davie.
- The Town has also contracted with HOPE, Inc. to update its Analysis of Impediments Study. The Town's Analysis of Impediments Study was due in 2017, however in order to align with the Broward County HOME Consortium, the Town submitted a new Consolidated Plan for FY 2015-2019 in 2015. The Town is currently working to update its Analysis of Impediments Study.

Fair Housing Poster Challenge:

In April of 2015, the Department partnered with H.O.P.E., Inc. for the annual Fair Housing Poster Challenge" for children attending the various community centers located in the three CDBG Target Areas. This year's children ages 6-12 were read a book with a fair housing theme and discussed different initiatives. There were winners from 4 different categories that included - Most Prominent Message of Equality, Most Impressive Visual of Diversity, Most Inspirational Theme, and Most Original Concept. The winner from each category was given a \$50 gift card to Wal-Mart

Section 18 - Removal of Barriers to Affordable Housing:

In an effort to remove barriers to affordable housing the Town will continue to implement its "Affordable Housing Incentive Plan" and will undertake the following actions:

- requiring a mandatory set-aside of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC);
- requiring a 15% set-aside for affordable housing in the Regional Activity Center (RAC) in Eastern Davie;
- expedited permits for affordable housing and workforce housing developments;
- encouraging development of vacant land for affordable residential uses;
- reducing planning, processing, and permitting fees, and waiving recreation impact fees for affordable housing projects;
- payment or rebate of Water/Sewer Impact Fees for affordable/workforce housing units;
- providing for sufficient multi-family development for future needs in the Future Land Use Map;
- ensuring the streamlining of the development review process in the Comprehensive Plan;

- preserving the existing housing stock through code enforcement and housing rehabilitation.

The Town of Davie affirmatively furthers fair housing opportunities and works to identify any impediments to fair housing choices. Impediments to fair housing include “any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices”.

Town’s Minimum Housing Standard Code:

In 2011 the Town established its first Minimum Housing Standards Code governing the requirements applicable to buildings, structures, and real property including vacant parcels and lots. It indicates the responsibilities and duties for owners, operators, agents, and occupants. It provides for the condemnation, vacating, and demolition of residential and non-residential buildings, structures and premises that are unfit for human habitation and endanger the health, safety, and welfare of the general population.

Foreclosures:

In 2010, Florida had fifteen percent of all foreclosures completed in the United States, the nation's highest share, according to the Joint Center for Housing Studies at Harvard University. Florida has been one of four states that have dominated the foreclosure and delinquency market for years. Robo-signing controversies, in which employees of lending institutions confessed to signing thousands of court documents, without reviewing the details of the cases, are the latest contributors to the instability of the state’s housing market.

According to Broward County Property Appraiser’s Network, the Town of Davie recorded 354 foreclosures in 2013 and the number continued to drop in 2014 all the way to only 219 homes.

In October, the number of properties that received a foreclosure filing in Broward County, FL was 4% lower than the previous month and 42% lower than the same time last year.

Home sales for September 2014 were up 1% compared with the previous month, and down 5% compared with a year ago. The median sales price of a non-distressed home was \$176,000. The median sales price of a foreclosure home was \$142,125, or 19% lower than non-distressed home sales.

—*RealtyTrac® U.S. Foreclosure Market Report*

The Office of Community Development continues to respond to this crisis by assimilating resources aimed at foreclosure education and administering programs designed to address abandoned and foreclosed properties. The department has compiled foreclosure prevention information on a Foreclosure Prevention web page (http://www.davie-fl.gov/Pages/DavieFL_HousingCDv/ForeclosurePrevention). The web page brings together both government and non-profit avenues for assistance. The web page also provides an informative outline of the foreclosure process, as well as alternatives for residents facing foreclosure. This information is also made available to residents in a printable Foreclosure Prevention Resource Guide.

In addition, the Town has created the first Neighborhood Service Center (NSC) which is a One-Stop-Shop for those requiring financial self-sufficiency and housing assistance. The NSC centralizes most of the Town’s not-for-profit service providers and resources under one roof. The facility is located on a major transit line, and the Town’s fixed-route transit, at 4700 Davie Road (SW 64 Avenue). CDBG and General Funds were used to acquire and renovate the site. The Town provides leased space at a nominal rate (\$1 per year) to the not-for-profits, so that the funds they previously used to pay rent can be dedicated to client services. One of the tenants of the Town’s NSC is a HUD approved counseling agency that provides housing counseling and loan modification services to Davie residents.

Additional Resource Guides:

The Town’s Office of Community Development created a number of resource guides to improve the access of Davie residents to local, state and federal services. Each guide was created with a web-based component and hard copy documents. These guides list a myriad of services and programs available for all Davie residents.

The resource guides are as follows:

- Veterans' Benefit Guide
- Green Housing Initiative Guide
- Local Service Provider Guide
- Senior Resource Guide
- Neighborhood Stabilization Program Guide

Neighborhood Stabilization Program:

Neighborhood Stabilization Program: In 2009, the Town was awarded \$2,316,292 in CDBG Neighborhood Stabilization Program funds from the Department of Community affairs to address the national epidemic of foreclosures in Davie. The Town has obligated 100% of its funds through down payment and closing cost assistance to eligible homebuyers as well as providing the new homebuyers with rehabilitation assistance to bring the properties that are purchased up to code. The Town also utilizes a developer to purchase, rehabilitate homes for the required NSPLI allocation and through its regular NSP allocation.

To date the Town has assisted six (6) individual homebuyers with purchase and rehabilitation assistance. The Town's developer has purchased an additional sixteen (16). Ten (10) are low income rental properties and the remaining six (6) have been or will be resold to the Town's pool of pre-qualified NSP homebuyers. All six (6) of Town's NSP properties were sold to pre-qualified, income certified homebuyers.

Neighborhood Stabilization Program 3

The Town received an additional \$1,171,166 in NSP funds to continue its existing programs. To date, ten (10) eligible properties have been acquired and rehabilitated. Six (6) of the units are rental and four (4) are resale units. All resale units have been sold to an income-eligible homebuyer.

Mobile Home Park Redevelopment – Permanent and Involuntary Displacement of Low Income Residents and Senior Citizens on Fixed incomes:

16% of Davie's housing stock is comprised of mobile homes, representing 5,400 + units in 25 mobile home parks. There are varying ownership patterns within Davie's 25 mobile home parks which 11,000 Davie residents. There are situations where the mobile home owners own their land, where residents rent both the mobile and the land, and finally where the resident owns the mobile and rents the lot space from the Park.

The majority of these mobile homes are older non-windstorm rated structures; and they are not suitable for relocation. Even if these mobile homes could structurally withstand the moving process, prospective mobile home parks will likely not take them due to liability issues as older mobiles are now uninsurable.

While many residents, elderly individuals, and transient "snow-birds" choose to live in mobile homes, most families and individuals in Davie live there as "housing of last resort". This is due to the fact that the affordable housing crisis has driven prices so high for both rental apartments and homeownership, that the majority of the workforce is having trouble locating and sustaining their housing. The foreclosure rates are climbing; and, many people are now living on the edge of homelessness as housing costs, taxes, and insurance climb - but wages lag behind. Senior citizens living on a fixed Social Security income are also adversely affected, as any significant increase in housing costs could result in them becoming homeless.

Davie residents living in mobile home parks as "housing of last resort" are typically families and individuals whose incomes are very low; and, many have poor credit histories making it difficult to get rental housing since most landlords now require both a credit check and proof of a bank account. Given the income levels of the majority of these residents, it is also highly unlikely that they would be credit-worthy buyers.

Davie's Not-For-Profit Partners Continue to See an Increase in Demand for Services:

The Office of Community Development works closely with its not-for-profit partners, the Hope Outreach Center, the EASE Foundation, and the Family Success Center (FSC) who provide emergency financial assistance to prevent homelessness. These agencies have seen a significant increase in the demand for their services, especially following Hurricane Wilma.

Also, many families are facing undue economic hardships which put them at-risk of becoming homeless, as they struggle to make ends meet. The eviction and foreclosure rates are climbing along with taxes and insurance costs; and, without the case-management and the financial assistance provided by these three (3) agencies, many Davie families and individuals would lose their homes. Sadly, the demand for their services far outweighs the funding available to them; so, they cannot address all of the needs of Davie's fixed-income and at-risk populations.

SECTION 6 - PUBLIC HOUSING STRATEGIES

Broward County Housing Authority

The Broward County Housing Authority, which is independent of the Town of Davie, has developed a 2010-2014 PHA Five-Year Annual plan that builds upon existing activities of the Authority. To expand assisted housing, the Housing Authority plans to apply for additional vouchers, leverage private resources, acquire or build units/developments. The Housing Authority intends to increase management as well as customer satisfaction. It also plans to renovate or modernize public housing units. Mobility counseling, outreach and homeownership, as discussed above, are part of the 2010-2014 Annual Plan.

The Housing Authority provides assistance to the lowest income segment of the population through a variety of initiatives. The HACMB also administers portable rental certificates and vouchers, a homeownership voucher program and a family self-sufficiency program (FSS). The FSS combines Housing Choice Voucher rental assistance, career/educational workshops, and the coordination of services to help families become and remain free of public assistance.

The Housing Authority is currently involved in the construction of new affordable housing for the elderly and rehabilitation of existing a multi-family dwelling. It will apply for any new competitive HUD funds for additional affordable housing, including vouchers. It will also engage in joint ventures or partnerships with both for-profit and not for profit entities to create additional affordable housing opportunities.

The Town has an excellent working relationship with the Broward County Housing Authority (BCHA), which is evidenced by the partnership formed to address the quality of life for the residents of Ehlinger Apartments, located at 7481 N.W. 33rd Street in the Southern Target Area a/k/a Driftwood.

In FY 2006/07 the BCHA and the Town continued refurbishing and painting both Ehlinger and Griffin Gardens Apartments. Also, new security screening/surveillance devices will be installed at Griffin Gardens. The Town of Davie is waiving all Building Permit and related fees, for any work done under the auspices of the BCHA.

Due to extensive damage resulting from Hurricane Wilma and the cost to repair the damage and repair other units, BCHA decided on the redevelopment of Ehlinger Apartments. All current tenants were successfully relocated and the construction of 155 units was approved by the Town Council on June 2, 2010. The project was recently completed.

<u>Project</u>	<u>Units</u>	<u>1bdrm</u>	<u>2bdrm</u>	<u>3bdrm</u>	
Ehlinger (East Village)	155	6 units	95 units	54 units	
Rent Projections		\$430	\$516	\$596	@ 30% AMI
		\$861	\$1,033	\$1,193	@ 60% AMI

The BCHA also determines the eligibility of tenants, inspects units, and pays rent subsidies for El Jardin Apartments, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project located at 3300 El Jardin Drive (235 Family Units).

Broward County Housing Authority also owns and operates the Griffin Gardens Apartments, 100 units of Elderly and Disabled Rental Housing located at 4881 Griffin Road. This is a well maintained housing complex; and, no complaints have been received regarding the living conditions at this site.

<u>Project</u>	Units	1bdrm	2bdrm
Griffin Garden	100	90 units	10 units

All Griffin rents are based on 30% of a family's adjusted income.

The BCHA administers 5,603 Section 8 Vouchers; and the Tenant Based Program has 225 families on the Waiting List, which has been closed for 27 months. The waiting list was last opened in 2009. They also administer 374 Public Housing Units; and have 141 eligible applicants on that Waiting List. (public housing is currently on a site-based wait list system; 2 site-based wait lists were opened in March 2011); BCHA plans to open two additional site based lists within the next 6 months.

The need for rental assistance in Broward County is critical; and, the Town is very pleased that the BCHA will be adding an additional 55 units of affordable housing.

Comprehensive Grant Program (CGP):

The Griffin Gardens public housing project owned by the Broward County Housing Authority (BCHA) was constructed post-1975. Griffin Gardens Apartments is in sound structural condition, but requires minor improvements and upgrades to enhance the quality of life for the existing residents. The BCHA's PHA Plan for 2010-2014 identifies the following funds for Griffin Gardens:

Year Funded	Griffin Gardens Apts (FL29-6)
2010	\$ 0
2011	\$192,650
2012	\$105,000
2013	\$ 75,000
2014	\$ 75,000

The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled", and we are delighted to report that the BCHA is a top-producing and well run agency.

SECTION 7 - HOMELESS NEEDS

Continuum of Care for Homeless Assistance and Prevention:

Since homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided, the problem of homelessness is viewed as a regional problem that requires regional solutions. The Town's Office of Community Development Director works closely with the Broward Homeless Initiatives Board and the Homeless Partnership in developing the annual Continuum of Care for the Homeless application, and the Town promotes county-wide programs and efforts aimed at addressing homelessness.

These programs consist of the following fundamental components:

- Homelessness prevention;
- Outreach and assessment to identify an individual's or family's needs and make connections to facilities and services;
- Immediate shelter and safe, decent alternatives to the streets;
- Transitional housing and necessary social services. Such services include job training/placement, substance abuse treatment, short-term mental health services, independent living skills, etc.;
- Permanent housing or permanent supportive housing arrangements

On December 6, 2005, the Broward County Board of County Commissioners approved a resolution endorsing "A Way Home" - Broward County Florida's Ten Year Plan to End Homelessness, including chronic homelessness. Over seventy agencies worked in a collaborative effort, to develop this plan. An implementation committee will now be established to involve Federal, State, County and municipal governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords,

developers and businesses will also be necessary. The Town of Davie supported this 10-year Plan via Resolution 2006-166 adopted on June 21, 2006. Broward County is one of the few communities in the nation with a recurring dedicated funding source for homeless services.

3-5 Year Strategic Plan Priority Homeless Needs Response:

- The Homeless Needs portion of the plan describes the nature and extent of homelessness in both the Town of Davie and Broward County. It has been estimated that on any given night in Broward County, there are over 5,000 homeless individuals living on the streets.
- The chart below provides characteristics of the roughly 5,000 homeless individuals identified in Broward County. The Town places a high priority to assist the needs of chronically homeless persons.

Broward County Homeless Characteristics (2013)

	Characteristic	Percent
sex	Male	61%
	Female	38%
age	Children (under age 18)	15%
	Adults (18 to 61)	82%
	Elderly (61 and older)	3%
race	Black	49%
	White	37%
	Hispanic	14%
employment	Full Time	10.37%
	Unemployed	54.21%

Source: Broward Partnership for the Homeless, Inc.

Homeless Need

According to the latest Continuum of Care analysis completed by the County, there are a large number of unsheltered individuals and families living in Broward County. Most are individuals, but some also consist of families. It has been estimated by the 2009 American Community Survey that there are 1,300 homeless children attending Broward County schools. These families' present unique challenges as children and minors may need additional support when addressing areas of education, mental health, nutrition, and social needs. The table below summarizes the homeless need in Broward County.

Homeless Populations in Broward County (January 2014)

Pop.	Emergency Shelter	Transitional Shelter	Unsheltered	Total
Persons in Homeless Families with Children	94	125	29	248
Homeless Individuals & Persons in Homeless Families w/out Children	638	548	759	1,945
TOTAL	732	673	788	2,193

Source: Point in Time Summary for FL-601-Ft Lauderdale/Broward County CoC

Many circumstances force individuals to become homeless. They range from a lack of work opportunities to unstable mental health. However, those in greatest danger of becoming homeless include extremely low-income households that are already experiencing housing problems. Between 2012 and 2017, it is estimated that this population will grow from 16,211 to 16,401 households for Broward County. (For more information, see *Categories of Persons Affected*). Preventative steps must be taken to ensure their wellbeing and prevent homelessness

The table below quantifies the subpopulations among the homeless. While direct correlations cannot be drawn from this survey, it is possible to discern that a correlation may exist between negative environmental circumstances and homelessness.

TABLE 29: Homeless Subpopulations (January 2014)

Population	Sheltered	Unsheltered	Total
FL-601-Ft Lauderdale/Broward County CoC			
Chronically Homeless	169	356	525
Severely Mentally Ill	393	175	568
Chronic Substance Abuse	642	240	882
Veterans	143	86	229
Persons with HIV/AIDS	135	11	146
Victims of Domestic Violence	45	0	45
Unaccompanied Youth	8	15	23
TOTAL	1,535	883	2,418

Sources: Point in Time Summary for FL-601-Ft Lauderdale/Broward County CoC, and Taken from "Homeless Trends per 100000.doc"

Priority Needs

- The needs of the homeless are a priority for the Town of Davie. Addressing homeless needs is essential to housing and community development efforts. The need to fund homeless shelters with additional beds within the Town limits is also a priority, as is the need for supportive services that address mental, health and economic needs. Highest priority, are the needs of the chronically homeless and those that suffer from mental illness and substance abuse.

Homeless Strategic Plan (91.215 (c))

3-5 Year Homeless Strategic Plan response:

The Broward County Community Homeless Plan is the blueprint for the local continuum of care. The plan indicates goals for emergency, transitional, permanent, and supportive housing. In addition to being a referral strategy, the plan is a "three stage plan" developed to meet the needs of the homeless in Broward County.

- Emergency Housing (Temporary Care) adds new beds in up to three new Homeless Assistance Centers to provide an alternative to sleeping on the street. The Homeless Assistance Center (HAC) is a new concept that provides shelter, showers, clothing, food, mail, telephones along with counseling and the development of a "case plan" for each individual. A homeless person's stay in such a center would be "short-term" –approximately 60 days. A Homeless Assistance Center (HAC) is the "intake" facility for those entering the "system of care" and provides the needed stabilization and needs assessment.

- Transitional Housing (Primary Care) provides a six to nine month stay with a focus on intensive case management, to include treatment, rehabilitation, employment, and job training. This care is specialized treatment (mental health; substance abuse; separate programs for men, women and children, AIDS patients, etc.) with the goal of preparing individuals to be self sufficient.
- Permanent, Supported Housing (Advanced Care) provides supported long term permanent housing such as church assisted housing, single-room occupancy (SRO), voucher-based programs, scattered site leasing, etc. Programs providing move-in assistance are also available.

Town of Davie Local Strategies

Davie does not have any homeless facilities within its boundaries.
Priority Homeless Needs specific to Davie include:

- Emergency Shelter/Transitional Housing
- Homeless Prevention
- Outreach
- The Town of Davie intends to support homeless initiatives and outreach efforts that promote homeless prevention and the ending of chronic homelessness by 2017. This includes initiatives and efforts such as preventing homelessness, outreach/assessment, emergency services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The Town will utilize the referral system and network available through the continuum of care and its own Office of Homeless Coordination.
- The Town will fund public services for homeless individuals and/or families, and/or interim assistance for the prevention of homelessness. There are numerous services available within the Town for the homeless, the near-homeless and service providers are encouraged to submit proposals for CDBG public service funding that address homeless needs in the Town.

The following is a synopsis of Davie's homeless initiatives:

- On June 21, 2006, via Resolution 2006-166, the Town of Davie supported the Broward County 10-Year Plan to Prevent Homelessness, called "A Way Home".
- The Town of Davie used CDBG and General Funds to acquire the building located at 4700 SW 64 Avenue (Davie Road) to become the first One-Stop Neighborhood Service Center (NSC). General funds are currently used for building maintenance.
- The Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of homeless men, women, children, and families in Broward County.
- The Town endorsed the County's annual Super-NOFA Continuum of Care application for HUD funds, and pledged its support through the in-kind contributions of the Office of Community Development Director, to assist in County-wide homeless efforts. Each year since 1998, the Office of Community Development has participated in the Homeless Coalition's planning process.
- The Town produces a "Service Provider Guide" that contains a myriad of housing and social services that includes a list of local agencies that provided services to prevent or to assist those already homeless.
- A comprehensive referral list was developed for persons requiring assistance through the Housing Assistance Center (HAC) or other support services for the homeless, or those facing homelessness.
- The Town's Office of Community Development works closely with Hope Outreach, the E.A.S.E. Foundation, and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.

- The Town continues to work closely with the various agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.

Neighborhood Revitalization Program:

The Office of Community Development created a grass-roots self-sufficiency program in 2003 known as the “Safe Neighborhood Program”, which was a joint-venture partnership with Memorial Healthcare Systems (MHS). The financial contributions of MHS were matched by the Town’s General Funds; and, two (2) Neighborhood Program Coordinators were hired i.e., one Coordinator who handled the Eastern (Potter Park/Palma Nova) Target Area and the other Neighborhood Coordinator who handled the Driftwood and Orange Park Target Areas.

The goal was to raise awareness of community problems which contribute to crime and related activities, and provide self-sufficiency programs and opportunities which help people transition from welfare to independent economic status, while simultaneously improving the physical aesthetics of the neighborhoods.

This program was a huge success, and CDBG Target Area residents actively participated in the program. When the joint-venture partnership grant between the Town and the Memorial Healthcare Services concluded on September 30, 2004, the Town funded the “Neighborhood Program”, using General Funds and Community Endowment Funds. The program was restructured and renamed the “Neighborhood Revitalization Program”, and was designed so that all three (3) CDBG Target Areas could be unilaterally addressed, under the direction of a “Office of Community Development Director”. The Town currently has one full-time Neighborhood Resource Specialist position assigned to this program.

The program utilizes a “holistic” approach, and is premised on the fact that no single action can “turn a neighborhood around”; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community. The program is designed to empower the residents to build a process which results in neighborhood revitalization, crime reduction, improved healthcare, job creation, and enhanced community services (e.g., social services such as affordable child care).

Comprehensive “Needs Assessments” are conducted to identify the specific needs of each Target Area. CDBG programs and activities were formulated into a Revitalization/Redevelopment Plan tailored to meet the individual needs of each targeted area.

Target Area residents are given the opportunity to play an active role in “holistic” approach of neighborhood revitalization during quarterly community meetings. The community meetings are held at a central location in the Target Area and attended by the Elected Officials, Davie Police Officers, Davie Code Compliance Officers, Guest Speakers, “Partner Agencies”, Office of Community Development Staff, and other Public Officials.

Some of the items recently undertaken through the Neighborhood Revitalization Program include:

- Holding community meetings in each CDBG Target Area to determine the needs and concerns of residents
- Addressing CDBG Target Area resident concerns and complaints regarding code issues, crime, housing, and other general community welfare problems.
- Continuing to provide emergency assistance to Davie Target Areas and Mobile Homes.
- Coordinating the Earned Income Tax Credit Program for Davie’s low-income residents to put urgently needed funds back into the hands of the working families.
- Making scholarships available for low-income families in the CDBG Target Areas for the Town’s Summer Programs.
- Coordinating a Fair Housing Poster Challenge, for children ages 6-12, designed to educate young people on housing discrimination and fair housing laws.
- Identifying various resources and leveraged funds for neighborhood improvement programs.
- Assisting with emergency financial or housing crises (i.e. pending evictions or foreclosures).
- The OCD Neighborhood Resource Specialist serves as a Town Representative to the Flamingo Elementary School Advisory Committee in their planning process.
- Coordinating social service delivery by not-for-profit agencies (i.e. the Hope Outreach Center and the E.A.S.E. Foundation, as well as the County’s Family Success Center (FSC)).

- Coordinating the Memorial Healthcare System's Pediatric Mobile Van Unit for back-to-school immunizations for Davie's low-income residents.
- Coordinating the Memorial Healthcare System's Mobile Van Unit for health screenings for Davie's low-income residents.

SECTION 8 - ANTI-POVERTY STRATEGY

This is an economic development tool which is designed to increase job opportunities and the income levels of low-income households i.e., to help at-risk residents achieve economic self-sufficiency. The Town's holistic approach to revitalizing/redeveloping the CDBG Target areas enhances the quality of life for these residents by providing job training and placement, subsidized child care, computer skills, and other items which are designed to make them self-sufficient, and non-reliant on government services. The goal is to transition residents from welfare to independent economic status.

Neighborhood Revitalization Program (NRP) - This program, funded with General funds, is an example of a successful anti-poverty program. The NRP staff meets with the Target Area residents on a quarterly basis, to identify needs, and develop both short-term solutions and long-range strategies to meet identified needs. This program has successfully prevented foreclosures and evictions, helped people obtain jobs, provided urgently needed training in the areas of financial management and credit enhancement, provides hurricane preparedness programs, etc. The Town's Neighborhood Resource Specialist provides daily referrals to local service providers for special needs or at-risk individuals. The majority of these referrals were for housing assistance used to prevent homelessness.

Earned Income Tax Credit (EITC) - The Town works closely with both Broward County and Hispanic Unity, to promote use of the Earned Income Tax Credit among Target Area residents. The Town coordinates both on-site tax preparation and mobile vans that come into the Town to provide free-tax preparation for lower-income wage earners.

Firewall Ministries Teen Program: The Town of Davie was forced to close down its CDBG funded Orange Park At-Risk Youth Program in 2008 due to budgetary restraints. Davie continues to enhance its youth programming in the Western Target Area. In 2009 the Town entered into a partnership with Firewall Ministries to leverage CDBG funds to operate a Teen Program to enhance the current programming at the Orange Park Community Center. Firewall Ministries Youth Program is designed for teenagers between the ages of 12 and 18 and will allow youth to be part of the "decision makers" regarding program scheduling and activities. In 2011 the Town leased a park to the Firewall Ministries to expand their programs for at-risk youth in the Orange Park Target Area. The program now operates out of the large mobile unit in that park, as well as the Orange Park Community Center.

Leveraging: – To meet the needs of the lower-income population in Davie; CDBG, HOME, NSP and SHIP funds are used to leverage both public and private sector funds for community improvement programs. The Town has been very successful in leveraging other funds, both public and private, to meet its Consolidated Plan goals and objectives. The Town has developed effective and fruitful partnerships which have made many of the projects and initiatives financially feasible.

Boys & Girls Club Facility: The Rick and Rita Case Boys & Girls Club was constructed on the southeast corner of Driftwood Park. CDBG funds totaling \$800,000 successfully leveraged an additional \$500,000 from the County under the new Parks Bond Initiative "Challenge Grants. The Town has committed an additional \$963,000 CDBG funds that was matched with funds from the Boys and Girls Club of Broward County to construct a gymnasium. Construction of the facility began in early 2013 and the grand opening/ribbon cutting ceremony was held on May 14th of 2014.

Improved Conditions for Residents Living in Ehlinger, El Jardin, and Griffin Gardens: The BCHA works closely with the Town in renovating/upgrading the living conditions at the Public Housing Project. The Housing Authority has recently pressure cleaned and painted the exterior of all buildings, provided new signage, and landscaping. The Town and the Housing Authority have jointly funded the installation of central air-conditioning for all 100 units. The El Jardin apartments are privately owned "Section 8 Project Based" units; and, the Town is currently working with the owners to enhance the aesthetics of that enterprise utilizing Supplemental DRI funds for the purpose of hardening and mitigation work of the property. Exterior painting has already been undertaken; and, plans to reconstruct the roadways and landscaping are planned. During this Consolidated Plan period, it is hoped that the Town can partner with the BCHA to install hurricane shutters at the Griffin Gardens project for the elderly and

disabled. The Town also partnered with BCHA for the construction of additional rental units at the new East Village Apartments, formerly Ehlinger apartments.

Infrastructure Improvements: The eastside street improvement program is complete, new decorative street lighting program, and the street and sidewalk improvements are complete. The Town's CRA continues to provide commercial and residential infrastructure improvements in the Eastern CDBG Target Area.

Community Oriented Policing Program: Davie's Code Compliance and Community Oriented Policing (COP) Officers play a crucial role in revitalizing neighborhoods as they are the "eyes and ears", and have the opportunity to interact with the residents at the grass-roots level. Although, Davie's Community Oriented Policing (COP) Program has "Neighborhood Officers" assigned to areas that generally coincide with the CDBG Target Areas, these Officers are frequently called-upon to undertake other duties, and have not been able to dedicate their full time and attention to these revitalization efforts. One of the primary elements of community-oriented policing is to be directly accessible to the residents, in order to gain their respect and their trust. In this manner, the level of communication between the Town and the residents is enhanced, providing a unique insight to neighborhood problems and "trouble-spots".

Actions to Overcome Gaps in Services:

The Town of Davie will take the following actions to overcome gaps in its delivery of affordable housing and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable and workforce housing in Davie for all income levels by providing both rental and homeownership opportunities.
- The Town adopted a Minimum Housing Code for the Town of Davie to ensure that the existing dwelling units are maintained in an acceptable standard which insures health and safety.
- Establish policies and procedures to protect mobile home occupants who are permanently and involuntarily displaced by the redevelopment of mobile home parks.
- Expand programs to ensure that Davie's mobile home occupants evacuate during a Hurricane or Tropical Storm, by providing pet vaccination and neutering services, developing pet-friendly shelters, and providing police protection of their household valuables.
- Operate Davie's Neighborhood Service Center at 4700 SW 64th Avenue in Davie and enhance the level of social services available to Davie's low income and at-risk populations.
- Expand the Neighborhood Revitalization Program to further grass-roots neighborhood revitalization, deter youth gangs, create economic self-sufficiency, and reduce crime.
- Develop a child care center which provides subsidized or affordable child care and after-school programs.
- Continue to coordinate with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Evaluate opportunities to upgrade and supplement the existing transportation and mobility services in Davie, especially those needed by lower income persons and individuals with special needs.
- Expand the single-family loan and/or grant program which will provide the financial assistance needed by many low/moderate income homeowners to make minor repairs to their homes, and replace existing substandard and leaking roofs.
- Expand CDBG-funded homeless prevention activities and participate in regional planning activities through Broward County to address the problems of homelessness.

- Develop a gymnasium at the Rick and Rita Case Boys and Girls Club, so that the youth and teens can be protected from inclement weather.
- Refine and streamline Disaster Recovery Initiatives, to assist Davie residents impacted by a Hurricane or other natural disasters. Work with FEMA, CERT, HUD, and Adopt-A-Hurricane Family organizations to ensure that Davie residents are properly re-housed in sustainable housing.
- Support and share information with local and Broward-based service providers to identify resources available to serve special needs populations.
- Continue to promote the development of new single-family, affordable homes in the Eastside neighborhood of Davie in conjunction with the Davie Community Redevelopment Agency.
- Continue to promote economic development initiatives that result in job training, job creation or job retention, and new developments which will expand the Town's tax base.
- Undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.
- Create a new affordable housing certification process to track the amount of affordable units being built within the Town.

As previously indicated, there are 100 units of public housing for elderly/disabled residents in Davie that are owned and operated by the Broward County Housing Authority (BCHA). The Jewish Federation of South Florida operates an additional 80 units of elderly rental housing. In addition to publicly assisted housing for people with special needs, there are many Nursing Homes, Adult Living Facilities (ALF), and Group Homes in Davie serving the needs of the elderly, frail-elderly, and disabled persons. The following represents facilities in Davie that were licensed as of May 2012:

Nursing Homes, Adult Living Facilities, & Group Homes

FACILITY	ADDRESS	PHONE
BARC HOUSING INC.	2750 SW 75 AVE BLD B, DAVIE, FL 33314	
DAY STAR INC	3800 FLAMINGO RD, Davie, FL 33330	
GOD'S VIP SENIOR HAVEN LTD	4681 SW 66 AVE, Davie, FL 33314	(954) 433-9843
HELMUT GROUP HOMES INC	4821 SW 55 TER, DAVIE, FL 33314	(954) 445-5792
HEALTH & BEHAVIORAL DIMENSIONS INC	4098 SW 82 TER, Davie, FL 33328	(305) 931-1931
JOANS GROUP HOME	7740 NW 40 ST, Davie, FL 33024	(305) 226-9890
LIONEL HERVE LABORDE	7781 NW 36 ST, Davie, FL 33024	(954) 534-7546
LUCANUS DEV. CENTER	13854 S GARDEN COVE CIR, Davie, FL 33325	
LULU'S GROUP HOME II INC	1740 SW 105 LN, Davie, FL 33324	(954) 816-3203
OLIVER'S RETIREMENT HOME	5051 SW 111 TER, Davie, FL 33328	(954) 850-9798
RECOVERY INSTITUTE OF SFL	5540 SW 64 AVE, Davie, FL 33314	(267) 278-0743
SHERIDAN HOUSE FAMILY MINISTRIES INC	1700 FLAMINGO RD, Davie, FL 33325	(954) 414-3387
ST HILDA'S HOME CARE INC	4250 SW 53 AVE, Davie, FL 33314	(954) 618-9464
SUNRISE COMMUNITY INC	8430 SW 55 CT, Davie, FL 33328	(305) 596-9040
TEEN CHALLENGE OF FL INC	13601 SW 26 ST, Davie, FL 33325	(954) 474-9736
THE CASSIUS HOUSE/THE CHRYSAL CTR INC	4781 SW 108 AVE, Davie, FL 33328	(954) 587-1008
THE CHRYSALIS CENTER INC	4111 SW 53 AVE, Davie, FL 33314	(954) 629-7618
UNITED CEREBRAL PALSY HOME 3	6041 SW 36 CT, Davie, FL 33314	(954) 584-7178

UNITED CEREBRAL PALSY HOME 4	6601 SW 41 ST, Davie, FL 33314	(954) 584-5710
UNITED CEREBRAL PALSY OF BROWAR	4251 SW 61 AVE, Davie, FL 33314	(954) 584-7178
VICKY'S GROUP HOME INC	7711 NW 30 ST, Davie, FL 33024	(954) 257-7471
VICTORIA VILLA	5151 SW 61 AVE, Davie, FL 33314	(305) 864-6847
VICTORIAN MANOR INC	11150 SW 42 CT, Davie, FL 33328	(954) 695-5524
WHISPERING OAKS/RES.FOUNDATION INC	4100 NW 77 AVE, Davie, FL 33024	
WILLIAMS GROUP HOME	4131 SW 56 TER, Davie, FL 33314	(954) 562-7994

Additional Homestead Exemption for Persons 65 and Older in Davie:

In November 2001 the Town of Davie adopted important legislation to assist elderly homeowners whose gross income is less than \$20,000 per year, by providing an additional Homestead Exemption from Ad Valorem Taxes levied by the Town for persons 65 and older. The Town hopes that this will relieve some of the financial burden felt by Davie's senior residents regarding their housing costs.

Relationship of FY 2014/15 Projects & Activities to Long-Range Goals & Objectives:

The following illustrates the relationship of the CDBG-funded and related activities, to the goals and objectives established in the Town's Consolidated Plan.

Rehabilitate, construct, or expand public facilities and infrastructure in Community Development (CDBG) Target Areas:

The Consolidated Plan and FY 2014/15 Action Plan contains a comprehensive "Target Area Street Improvement Program" to address the infrastructure needs in all three (3) CDBG Target Areas. In FY 2014/15, the following activities were underway:

Upgrade the existing housing stock through the rehabilitation of single-family & multi-family housing:

- The Town administers a single-family rehabilitation program which provides deferred grants to lower-income homeowners to make repairs to their homes and replace substandard and leaking roofs.
- 285 housing units have been renovated under the Town's DRI and NSP funds.
- The Town set-aside \$450,000 in Neighborhood Stabilization Program funds to administer a single-family rehabilitation program for foreclosed properties in Davie. The Town set-aside an additional \$300,000 in NSP 3 funds to rehabilitate foreclosed properties in Davie.

Develop new community facilities and/or upgrade existing facilities that serve at-risk youth:

- Davie continues to enhance its youth programming in the Western Target Area. In FY 2014/15 the Town continued its partnership with Firewall Centers to leverage CDBG funds to operate a Teen Program to enhance the current programming at the Orange Park Community Center. Firewall Centers Youth Program is designed for teenagers between the ages of 13 and 18 and will allow youth to be part of the "decision makers" regarding program scheduling and activities. Due to budget constraints the Town was forced to discontinue its funding of the Orange Park Community Center, but Firewall Ministries is still providing after-school services to the teens in the community.

Increase/enhance park/recreation opportunities and expand programs that serve at-risk youth:

- The Town extended its MOU with Hope Outreach Center, Inc to provide a Youth Enrichment Program in the Eastside Community Center, located in the Town's Eastern CDBG Target Area.

At-Risk Youth Programs:

- The Town continued to expand its partnership with the Rick and Rita Case Boys & Girls Club in the Driftwood Target Area. The programs and the partnership at this site continue to grow; and, the facility can now serve over 1,100 at-risk youth (as opposed to about 150 at the prior location in Ehlinger Apartments). A new gymnasium was recently finished helping expand space in the facility allowing them to serve more children.
- Town's Neighborhood Resource Specialist, is a member of Flamingo Elementary Student Advisory Committee (SAC) and attends Memorial Healthcare System's "Coalition for a Healthier South Broward" Meetings monthly.

Provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals:

- The "Target Area Improvement Program" for the CDBG Target Areas, addresses the infrastructure needs (including drainage) in all three (3) areas, with emphasis on the Eastern Target Area. The firm of Craven, Thompson, & Associates was retained to undertake a comprehensive analysis of the infrastructure needs in the Eastside/Potter Park area, and to develop a "Master Plan" which addresses these needs over a five-year period. Phase I of these improvements is complete; and, Phase II is underway. Future Phases will look at expanding water lines for fire suppression purposes, and installing sewer lines where needed. If connections to the new sewer laterals are needed, a CDBG subsidy will be provided. Swale area drainage via positive percolation was included in all phases of improvement.
- The Town assisted 12 income-eligible residents in the Town's Eastern Target Area with connection to new sewer lateral lines.

Expand affordable rental housing and home-ownership housing opportunities for Davie residents:

- The Office of Community Development administers a Purchase Assistance Program; and, Davie residents who rent or live in mobile homes, can become first-time home buyers using NSP funds for down-payment and closing-cost assistance. Although, hundreds of referrals were processed under the Town's Purchase Assistance Program, many of those applicants were in the "very low" income category and were unable to qualify for a bank loan due to income limitations or credit issues. In addition, the Department administers a Purchase Assistance Program funded under the HOME Partnership Program and SHIP.
- The Office of Community Development continues to implement an application process for affordable housing developer that assist the department in evaluating the affordability of their proposed project. If the project meets the Town's affordable housing criteria, an affordable housing certification letter is issued to the developer. This process is similar to Broward County's process. The Office of Community Development also reviews requests for federal and state grant assistance.
- In FY 2014/15, the Town of Davie Office of Community Development continued its partnership with Crisis Housing Solutions, Inc. (CHS) to launch the nationally recognized H2H Homebuyer Club program. This free, unique program provides financing, mortgage, and homeownership counseling to individuals and families seeking the dream of homeownership, but may be experiencing challenges in achieving that dream. The partnership offers a hands-on approach in guiding and assisting club members through the entire process of seeking homeownership. Below is a FY 2014/15 chart reflecting the demographic data and totals of the individuals that were assisted by the H2H Homebuyer Club Program:

FY 2014/15 CRISIS HOUSING SOLUTIONS H2H DEMOGRAPHICS	
BENEFICIARIES	TOTALS
TOTAL BENEFICIARIES/APPLICANTS	16
TOTAL # IN HOUSEHOLDS	49
TOTAL # HISPANIC ETHNICITY	7

TOTAL # NON-HISPANIC ETHNICITY	9
TOTAL # WHITE	11
TOTAL # BLACK	4
TOTAL # ASIAN	1
TOTAL # FEMALE HEAD-OF-HOUSEHOLD	6
TOTAL # MALE HEAD-OF-HOUSEHOLD	10
TOTAL # VERY-LOW INCOME (50% or below) HOUSEHOLDS	6
TOTAL # LOW-INCOME (80% or below) HOUSEHOLDS	7

- The Broward County Housing Finance and Community Development Division partners with the Town's Office of Community Development, and "encourage" all residents in their pursuit of the homeownership dream
- The Town utilizes its HOME funds into a town-wide purchase assistance/down payment program, so that deferred-grants of up to \$50,000 could be given to help defray increasing purchase prices. As a consortium member, the Town's 15% CHDO set-aside was combined with those from other municipalities, to undertake one major housing initiative.
- The Town amended the Affordable Housing Incentive Plan to expand the level of incentives available to qualified developers of affordable housing, both for-profit and not-for-profit, to develop urgently needed affordable housing for Davie residents. The revised Plan also clarifies the relationship between the SHIP Program and the Town's Consolidated Plan for Federal Funds 2015-2019, and more clearly defines the role of the Office of Community Development in the development review process in Davie. The newly revised Affordable Housing Incentive Plan also clarifies the use of "Affordable Housing Density Bonuses" for the development of affordable housing.

Since adoption of the Affordable Housing Incentive Plan, the Office of Community Development has worked diligently to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie's lower-income residents. The Town has waived over \$9,380,481 in fees and other incentives, as follows:

\$ 554,450 - New Rental Housing Subsidies & Waivers
 \$ 316,426 - New Rental Housing Subsidies & Waivers
 \$ 279,544 - Davie CRA Homes – Predevelopment
 \$ 10,000 - Davie CRA Homes – Building Permit and Related Fees
 \$1,301,614 - Habitat for Humanity Single-Family Homes
 \$2,446,544 - Home Repair/Barrier-Free Grants
 \$ 74,005 - Home Repair Barrier-Free Fee Waivers
 \$ 518,875 - Public Housing Improvements
 \$ 35,744 - Public Housing Fee Waivers
 \$ 958,188 - Purchase Assistance Program
 \$ 474,966 - NSP Purchase Assistance Program
 \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers
 \$ 35,000 – New Construction – Ehlinger/East Village Apts. – Impact Fee Waiver
 \$ 51,785 – New Construction – Davie Rd. Triangle Apts. – Impact Fee Waiver
 \$1,329,450 – Rehabilitation – El Jardin Apartments – Rental Housing Subsidy
 \$ 887,890 – Home Hardening Grants

Undertake a fair housing education campaign in order to ensure that Davie residents have the widest range of housing choices:

- The Town expanded its Fair Housing Education and Outreach Programs in 2014/15, and renewed its contract with Housing Opportunities Project for Excellence, (HOPE) Inc., a Florida not-for-profit Corporation engaged in fair housing education, outreach, counseling, and enforcement programs designed to prevent

and eliminate discriminatory housing practices. HOPE Inc. conducted six (6) fair housing workshops for community groups and housing providers in and out of Davie, participated in four 1) community/housing fair, and made Fair Housing presentations at both Boys & Girls Club Clubs in Davie (Driftwood/South & Florence de George/West), as well as the P.A.L. and L.E.A.P.S. Programs in the Driftwood/Eastside Target Area to inform students of the Fair Housing Poster Contest and to invite participation in the contest. There were 4 different winners from 4 different categories that each received \$50 gift cards to Wal-Mart that were all recognized at the Town Council Meeting during the Fair Housing Month. The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency's Private Enforcement Housing Discrimination Initiative.

- The Town retains HOPE, Inc. to update Davie's Analysis of Impediments to Fair Housing Choices in order to ensure the widest range of housing opportunities for all Davie residents.
- Each April the Town celebrates National Fair Housing Month with appropriate Proclamations and/or Resolutions
- April 2014 was an outstanding "Fair Housing Month" for the Town of Davie. Officials from HOPE, Inc. received a Proclamation declaring its partnership with the Town to combat housing discrimination and educate the public on fair housing rights and laws.

Promote county-wide strategies and other efforts aimed at addressing homelessness:

- 300+ referrals were made in FY 2014/15 to local service providers for special needs or at-risk individuals by the Town's Neighborhood Resource Specialist. Majority of the referrals recorded were for home repair/hardening and emergency assistance regarding utilities, rent, and other forms of help. Also, there was an increase in referrals (over 100) for the First Time Homebuyer Program.
- A comprehensive referral list was developed for persons requiring assistance through the new First Time Homebuyer Program (FTHB).
- The Town's Office of Community Development works closely with Hope Outreach Center, Inc., the E.A.S.E. Foundation, and Broward County's Human Services Division referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving Broward County in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.

Remove slums and blight and blighting conditions e.g. clearance activities, demolition, and code enforcement:

- The Town's Code Compliance Office and the Davie Police Department play a crucial role in assisting the Office of Community Development, as they are the "eyes and ears" of the neighborhoods; and, they interact with the residents at the grass-roots level. This initiative has resulted in a concentrated code compliance effort in both, the Driftwood and Orange Park Target Areas that have had positive effects. At the quarterly neighborhood meetings, all code compliance issues are brought up, and referred to the Code Compliance Office. Additionally, the Code Compliance Officers attend and participate in the Target Area meetings, so that they can get a good "pulse" on the issues within the neighborhoods that are contributing to blighting conditions.
- The Town adopted a Minimum Standards Housing Code.
- The purpose of the community meetings is to identify needs within the CDBG Target Areas, and develop strategies to meet the long-term needs of each neighborhood. The Office of Community Development staff continuously evaluates housing conditions, affordable housing opportunities; infrastructure improvements e.g. streets, public facilities, water, sewer; crime prevention and gang-activity abatement; improved social conditions and social services; job creation and retention opportunities; health and welfare issues; and code compliance and/or clearance, etc.

Improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD programs or related grants:

- The Office of Community Development Director administers and monitors all Consolidated Plan activities including CDBG, SHIP, and HOME. A monitoring system was designed to ensure fiscal integrity and compliance with the stated goals and objectives and the rules/regulations governing the CDBG Program. The Office of Community Development Programs have grown and expanded significantly; and, the Town now matches the CDBG funds with General Funds and Community Endowment Funds for adequate staffing.
- All of the Town's CDBG funded projects/activities are designed to benefit low/moderate income individuals who earn 80 %< of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2013/14 Action Plan, principally benefited persons of low and moderate income as required by Statute.

SECTION 9 - SECTION 3

During the fiscal year ending September 30, 2015 three (2) construction contracts totaling \$133,182—were entered into by the Town with various contractors. It is the Town's policy and procedure to address and explain the Section 3 requirements during all pre-bid meetings with prospective bidders (contractors). Following selection and award of a contract, a representative of the Office of Community Development meets face-to-face with the contractor's representative(s) and again explains and discusses the Section 3 MBE requirements.

All bid documents contain several forms which reference Section 3 requirements and are required to be completed and returned with the submission of a bid. Those forms are, "Assurance of Compliance (Section 3, HUD Act of 1968)"; It advises that the project assisted is subject to Section 3 of the Housing and Urban Development Act of 1968 and compliance with Section 3 shall be a condition of Federal Assistance; "Bidders Initial Section 3 Goals", this form provides for the Bidder to inform the Town of the number of new employees estimated to be hired; the percent of new employees the Bidder plans to be hired from the Section 3 covered area (Town of Davie) and the Bidder's estimate of the percent of materials purchased for use on the project will be from businesses located in the Section 3 covered area (Town of Davie); "Monthly Section 3 Compliance Report", which provides for specific information regarding the hiring of new employees and purchase of materials from within the Section 3 covered area (Town of Davie). The Bidder also, submits an executed "Non-Collusion Affidavit" and "Certification of Non-Segregated Facilities". All of these submissions are in addition to the selected Bidder being advised of the Davis-

Bacon and Section 3 requirements again during the pre-construction conference and/or face-to-face meeting with a representative of the Office of Community Development.

The face-to-face meeting with the contractor is accomplished either at the pre-construction conference or during a separate meeting between the Town's (OCD) representative and contractor's representative(s). During the course of the pre-construction conference or separate meeting the contractor's representative(s) is/are required to sign a document confirming that the contractor has been instructed regarding both Davis Bacon and Section 3 MBE under Federal Regulations.

During either the pre-construction conference or the face-to-face meeting with the individual contractor's representative(s), we were advised that no additional employees were to be hired during the job. However, each of the contractors was instructed regarding the purchase of materials from local vendors.

In 2009 the Town also adopted its first CDBG Small and Minority Business Action Plan for projects that involve Community Development Block Grant federal funding to require each department, agency, entity, or agent of the Town to promote and assist small and minority businesses in gaining entry to do business with the Town of Davie.

Leveraging Other Resources:

City of Ft. Lauderdale - Housing Opportunities for Persons with AIDS (HOPWA) Program: The City of Ft. Lauderdale administers the HOPWA funds for the Broward County area, and the Town ensures that Davie residents are given equal access to all HOPWA Program services.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds: In June of each year the Broward County Homeless Initiatives Partnership, submits an application for homeless assistance to serve the entire Broward County area; and, if funded, this will provide services for the entire County's homeless. The Town supports this application.

State Housing Initiatives Partnership Program (SHIP). During FY 2014/15, Davie's remaining SHIP Program funds from previous years were used to fund the following programs:

- Single Family Home Repair
- First Time Homebuyer Program

Comprehensive Grant Program (CGP): The Broward County Housing Authority (BCHA) annually applies for funds under the CGP to address the needs of the residents in public housing projects located in the Town of Davie. The Town works closely with the BCHA regarding the routine maintenance of the public housing units under its stewardship, and closely coordinates the CGP improvements with the Town. These improvements were outlined earlier in this report. The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled", and we are delighted to report that the BCHA is a top-producing and well run agency.

Social Service Agencies: There are several excellent not-for-profits, social service providers located in the Town of Davie, many of whom serve special needs populations. The Town supports the efforts of two faith-based not-for-profit service agencies, the Hope Outreach Center and the EASE Foundation, and provides Community Endowments to these and other agencies serving Davie residents. The primary social services provided are:

Emergency Assistance Service Effort (EASE) provides information/referrals for Davie residents, rent/mortgage assistance, utility bills, pharmaceuticals, a food/clothing bank, etc. The Town supports this agency through annual General Fund donations, billboard/bus shelter/bus bench revenues, office space, and in-kind services.

Hope Outreach Center Inc. provides emergency financial assistance; food pantry; information & referrals; support groups & counseling; youth enrichment programs; elderly visitation and companionship; tutoring/mentoring for children & families; and other social services.

The Town also provided funding for the following nonprofits that serve Davie disabled, low-income and children through its Community Endowment fund:

- Aging and Disability Resource Center/Area on Aging
- Crisis Housing Solutions
- Davie School Foundation
- EASE Foundation
- Family Central
- Firewall Ministries
- First Call for Help
- Hope Outreach
- Rainbow Guardian
- Teen Challenge International
- Women in Distress
- Young at Art

SECTION 10 - MONITORING STANDARDS AND PROCEDURES

The Town has developed a monitoring plan based on the monitoring guide that HUD's CPD office uses to monitor sub-grantees.

The Town also adheres to other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, the Office of Fair Housing and Equal Opportunity, and Environmental

Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

Sub-recipient Monitoring Procedure

The Town's Office of Community Development is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks:

- Execute written agreements containing all required elements before providing funds to sub-recipients,
- Conduct site/monitoring visits to review sub-recipients in order to determine that program requirements are being met; and
- Take effective corrective and remedial actions toward sub-recipients who do not comply.

The objectives of the monitoring are to:

- Analyze the sub-recipients to determine their strengths and weaknesses;
- Monitor actual performance against the activities, goals, objectives and timetable in the sub-recipient agreement;
- Make sure all needed documents/reports are submitted in a timely manner;
- Ensure timely draw-down of funds;
- Review client files for eligibility as applicable; and
- Ensure that corrective actions are taken to resolve deficiencies in program weaknesses.

The Town of Davie OCD Department will monitor sub-recipients receiving more than \$10,000 in program funds on a semi-annual basis or as needed. Sub-recipients under the \$10,000 are subject to one (1) required annual monitoring visit with the option to monitor more frequently if necessary.

SECTION 11 – LEAD-BASED PAINT

The Town notifies all program participant property owners of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The Town further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project. The Town (or its designee) performs paint testing on the painted surfaces to be disturbed, or replace it during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the Town will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit the Town shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls. For residential properties receiving an average of more than \$25,000.00 per unit the Town shall follow regulations as set forth in 24 CFR 35.930 (d) which include abatement.

SECTION 12 - OBSTACLES TO SERVING UNDERSERVED POPULATIONS

The Town of Davie has done an excellent job leveraging its resources and partnerships to address documented needs. But the fact remains, that federal and state allocation of federal resources continue to decline. Therefore the Town's main obstacle to serving underserved needs is the declining financial resources.

The second most prevalent obstacle is the inability of the Town to assist mobile home owners. Almost 20% of the Town's population lives in mobile home communities. The majority of the mobile homes in these communities are pre-1994 and are not wind-storm rated. Due to federal and State restrictions the Town is unable to assist these residents with much need repairs.

Other obstacles to serving under served needs include:

- Unemployment of low/moderate income Davie residents
- Insufficient funding and programs to address the Town's foreclosure crisis

- Service level reductions of local social services agencies due to operational funding reductions

SECTION 13 - SELF EVALUATION

The Town believes it has effectively implemented its Consolidated Plan goals and objectives, using the CDBG funds to leverage other resources (both public and private) to achieve visible neighborhood revitalization initiatives and enhance the quality of life for Davie's lower-income and at-risk residents.

In FY 2014/15 the non-profit and social service government agencies housed in the Town's Neighborhood Service Center served over 5,000 low/moderate income households. These agencies provided over \$300,000 in financial and food assistance.

Fifteen (15) of the County's largest municipalities were evaluated and ranked by FIU's Metropolitan Center on their affordable and workforce housing efforts in a study that was released on June 18, 2008 at a Housing Symposium held at the Fort Lauderdale War Memorial Auditorium. The study called "The Housing Market Analysis and Municipal Scorecard", consisted of an analysis of municipal policies, practices, programs, housing units produced, and legislative initiatives as they relate to affordable and workforce housing. The Town of Davie was ranked Number #1 and praised for its work in affordable and workforce housing.

In FY 2014/15 the Town of Davie's Office of Community Development modified its business and marketing plan to assist the department to better achieve its goals and objectives.

In 2009 the Town also adopted its first CDBG Small and Minority Business Action Plan for projects that involve Community Development Block Grant federal funding to require each department, agency, entity, or agent of the Town to promote and assist small and minority businesses in gaining entry to do business with the Town of Davie.

In FY 14/15 the construction of a gymnasium to the existing Boys and Girls Club located within the Town's Southern CDBG Target Area was completed.

- In FY 2014/15 \$133,182 in CDBG funds were expended on eligible activities through the Town's CDBG Target Area Improvement Program. The activities included the design, build and construction of a new gymnasium in the Town's Eastern Target Area and asphalt overlay in the Eastside and Driftwood Target Areas.

The Town continued its partnership with Hispanic Unity to undertake and promote the Earned Income Tax Credit (EITC) Program for Davie's lower-income families. The Office of Community Development coordinated VITA sites and mobile vans to come to Davie's targeted areas and prepare Income Tax Forms at no charge to our residents. This program yielded extensive dollars back into Davie's economy.

During FY 2014/15 the Office of Community Development continued its Neighborhood Revitalization Program. Quarterly meetings were held in each target area, to obtain citizen input, and address problems and concerns of the residents. This grass-roots self-sufficiency program is designed to empower the residents to build a process that result in neighborhood revitalization, crime reduction, improved health care, job creation, and enhanced community services (e.g., social services such as affordable child care). Davie has truly "empowered" a segment of Davie's population, which was previously under-represented or unheard. Elected Officials routinely attended and participated in these community meetings, and followed-up on resident's requests and concerns.

The Office of Community Development continued to work with the Davie Police Department, with specific emphasis on the three (3) CDBG Target Areas. During FY 2014/15, two (2) or more Police Officers and Code Enforcement employees attended each community meeting to address residents concerns.

FY 2014/15 also brought about a new emphasis on "Fair Housing Education", especially for young people. The Town-wide Fair Housing Poster Contest actively engaged Elementary School Children, encouraging understanding of their right to live where they choose, with dignity and respect. This well publicized event brought about a great deal of attention to the subject of housing discrimination; and, instilled values of "fairness" and "friendship" among children from diverse backgrounds and cultures, during their formative years.

In FY 2014/15 the Town of Davie provided local non-profits with \$145,489 in charitable donations from its Community Endowment fund.

The Office of Community Development continues to work closely with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.

The Town will continue to participate in regional planning activities through Broward County to address the problems of homelessness; and, Davie continues to expand the Town's Emergency Assistance (Homeless Prevention) Program.

In FY 2014/15 the Town continued to promote economic development initiatives that resulted in job training, job creation or job retention, especially for low/moderate income Target Area residents.

Achieving the Consolidated Plan's goals and objectives requires a concerted effort to leverage other resources to match the Federal funds received through the Community Development Block Grant (CDBG) Program. Toward that end, the Office of Community Development expanded its network of provider agencies and funding sources to augment the Town's neighborhood revitalization efforts.

*Office of Community Development – Community Services Division
Town of Davie
October 28, 2015*

DRAFT